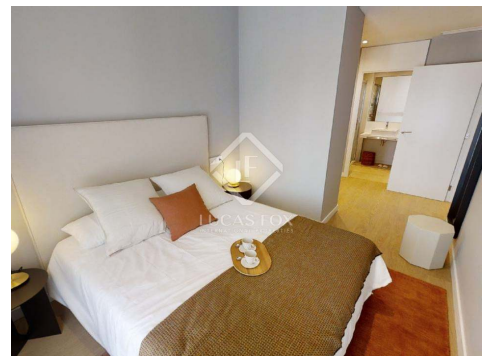


Prices from €430,000 New development

Les Arts

A new development of 41 2-4 bedroom apartments with terraces for sale in Poblenou

Q1 2022	57	2, 3 & 4	67m²	6.23%	Granted
Completion	Units available	Bedrooms	Sizes from	Rental yield up to	Building licence



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OVERVIEW

High-quality apartments with 2-4 bedrooms, 1-2 bathrooms and terraces close to Barcelona's technological, artistic and innovative centre.

Les Arts, an exclusive new development, is located near Plaça de les Glòries and the future Plaça de Les Arts. The development offers magnificent, high-quality homes in Barcelona's modern 22 @ district, in Poblenou, a quiet and modern neighbourhood that has become the technological, artistic and innovative centre of Barcelona. This area, which is in constant transformation, is close to points of cultural interest such as the Teatre Nacional, L'Auditori, the Pompeu Fabra University and the Museu del Disseny in Barcelona.

The development offers a total of 133 homes that have 2-4 bedrooms, 1-2 bathrooms, terraces, parking and 2 communal rooftop swimming pools for the enjoyment of its residents. The units have been designed with utmost care to create urban homes which are modern, welcoming and warm. The properties boast spacious living-dining areas, bathrooms with high quality finishes and equipped kitchens. In addition, the exterior facing bedrooms provide abundant natural light.

The apartments also benefit from finishes and accessories which ensure maximum comfort including hot-cold air conditioning, wooden flooring and solar energy. Parking spaces are available in the building.

A great investment opportunity. Phase 1 of this development will be delivered in Q1 2022 and phase 3 in Q3 2022.

Highlights

- Apartments with 2-4 bedrooms and 1 or 2 bathrooms
- Terrace
- Garage places available
- High-quality finishes
- Near cultural points of interest such as the Teatre Nacional & L'Auditori
- A pleasant walk from the beach
- Well connected by public transport

UNITS IN THIS DEVELOPMENT

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Type	Status	Floor	Distribution	Size	Rental yield
Apartment	Sold	Floor 1	2 Bedrooms 1 Bathrooms	67m ²	5.96%
Apartment	€488,000	Floor 1	3 Bedrooms 2 Bathrooms	93m ²	4.67%
Apartment	€510,000	Floor 1	3 Bedrooms 2 Bathrooms	103m ²	
Apartment	Reserved	Floor 2	2 Bedrooms 2 Bathrooms	74m ² , Terrace 16m ²	
Apartment	€566,000	Floor 2	3 Bedrooms 2 Bathrooms	92m ² , Terrace 21m ²	4.13%
Apartment	€595,000	Floor 2	4 Bedrooms 2 Bathrooms	115m ² , Terrace 25m ²	4.84%
Apartment	€643,000	Floor 2	4 Bedrooms 2 Bathrooms	119m ² , Terrace 25m ²	4.67%
Apartment	€430,000	Floor 3	2 Bedrooms 2 Bathrooms	75m ² , Terrace 14m ²	5.02%
Apartment	€649,000	Floor 3	4 Bedrooms 2 Bathrooms	119m ² , Terrace 25m ²	4.62%
Apartment	Sold	Floor 4	2 Bedrooms 1 Bathrooms	68m ² , Terrace 24m ²	
Apartment	€562,000	Floor 4	3 Bedrooms 2 Bathrooms	94m ² , Terrace 28m ²	
Apartment	€577,000	Floor 4	3 Bedrooms 2 Bathrooms	92m ² , Terrace 21m ²	4.58%
Apartment	€538,000	Floor 5	3 Bedrooms 2 Bathrooms	94m ² , Terrace 28m ²	
Apartment	€614,000	Floor 5	4 Bedrooms 2 Bathrooms	115m ² , Terrace 25m ²	4.69%
Apartment	€624,000	Floor 5	4 Bedrooms 2 Bathrooms	117m ² , Terrace 22m ²	
Apartment	€685,000	Floor 5	4 Bedrooms 2 Bathrooms	119m ² , Terrace 22m ²	
Apartment	€577,000	Floor 6	3 Bedrooms 2 Bathrooms	94m ² , Terrace 21m ²	4.78%

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Type	Status	Floor	Distribution	Size	Rental yield
Apartment	Sold	Floor 7	2 Bedrooms 1 Bathrooms	68m ² , Terrace 24m ²	
Apartment	Sold	Floor 7	2 Bedrooms 2 Bathrooms	75m ² , Terrace 17m ²	5.62%

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