

## Prices from €395,000 New development Pallars Apartments, Poblenou, Barcelona

A new development of Apartments for sale in Poblenou, Barcelona with a starting price of €395,000 and rental yield of 5%, 6 Apartments available

<b>Q4 2025</b>	<b>6</b>	<b>1, 2 &amp; 4</b>	<b>51m<sup>2</sup></b>	<b>4.86%</b>	<b>Granted</b>
Completion	Units available	Bedrooms	Sizes from	Rental yield up to	Building licence



Contact us today for more information or to arrange a viewing

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### OVERVIEW

## A new development of Apartments for sale in Poblenou, Barcelona with a starting price of €395,000 and rental yield of 5%

Lucas Fox is pleased to present this exceptional new build development, located in Poblenou in Barcelona. It is a completely restored 1936 building with lift and video intercom, which also offers a community garden, so you can enjoy Barcelona's excellent climate throughout the year. Its privileged location benefits from an incredible fusion between the traditional, with local amenities, and the modern, with the latest technology and art galleries, with an industrial atmosphere. In addition, it enjoys a very quiet environment, with easy access to the best beaches in Barcelona.

The development sells apartments with 1 to 6 bedrooms, with between 1 and 4 bathrooms, all of them with access to balconies or terraces. In addition, it includes an excellent attic with access to a large terrace. All the apartments enjoy a modern and functional design, with spacious and open spaces, as well as large windows that allow the entry of abundant natural light. Also, in its outdoor spaces, you can relax after a long day and take advantage of the mild temperature of Catalan capital.

The houses include the best qualities. We can highlight the interior and exterior carpentry in wood with Climalit-type glass with an air chamber, the led-type lights or the wooden floors in the main rooms, microcement in wet areas and rustic herringbone-style ceramics in exteriors.

As for its facilities, it has ducted air conditioning with a Mitsubishi or similar heat pump and an aerothermics system for the production of domestic hot water and air conditioning. The kitchens come fully furnished with high and low units and a central island and equipped with all Bosch or similar brand appliances. The bathrooms include the best equipment from the Roca brand.

Finally, the development offers parking spaces on the building and storage rooms for an additional price.

Please contact for more information.

### Highlights:

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[lucasfox.com/go/pallars](https://lucasfox.com/go/pallars)

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- 1-5 bedroom apartments and penthouses
- balconies and terraces
- community garden
- Excellent location
- exceptional qualities

### UNITS IN THIS DEVELOPMENT

Type	Status	Floor	Distribution	Size	Rental yield
House / Villa	€2,120,000	Floor 0	4 Bedrooms 6 Bathrooms	301m <sup>2</sup> , Terrace 132m <sup>2</sup>	2.38%
Apartment	€525,000	Floor 1	1 Bedrooms 1 Bathrooms	51m <sup>2</sup> , Terrace 25m <sup>2</sup>	3.43%
Apartment	€688,000	Floor 1	2 Bedrooms 2 Bathrooms	69m <sup>2</sup> , Terrace 35m <sup>2</sup>	
Apartment	€395,000	Floor 2	1 Bedrooms 1 Bathrooms	52m <sup>2</sup> , Terrace 3m <sup>2</sup>	4.86%
Apartment	Reserved	Floor 2	2 Bedrooms 2 Bathrooms	86m <sup>2</sup> , Terrace 6m <sup>2</sup>	
Apartment	€535,000	Floor 3	1 Bedrooms 1 Bathrooms	52m <sup>2</sup> , Terrace 19m <sup>2</sup>	3.81%
Apartment	€688,000	Floor 3	2 Bedrooms 2 Bathrooms	70m <sup>2</sup> , Terrace 20m <sup>2</sup>	3.14%

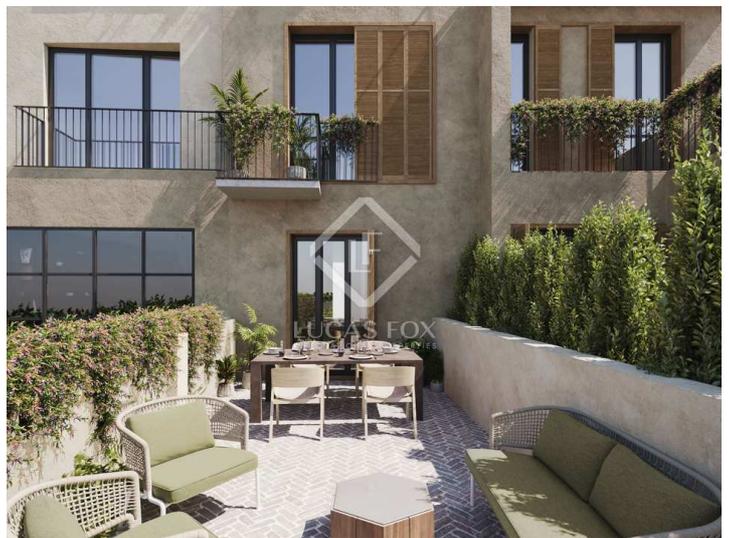
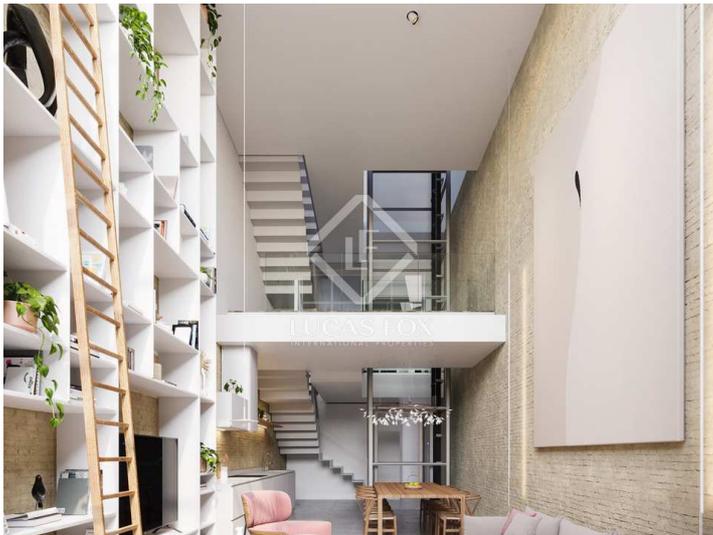
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