

Prices available on request Renovated project - Sold out  
**Pau Alsina Residences**

A new development of Apartments for sale in Gràcia, Barcelona

**Q4 2024**    **Granted**  
Completion    Building licence



Contact us today for more information or to arrange a viewing

+34 933 562 989 • info@lucasfox.com • lucasfox.com • Passeig de Gràcia 78, Principal 2ª, Barcelona, Spain

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### OVERVIEW

## **New development with 2 duplexes with a private patio and 3 flats for sale in a fully refurbished building in Gràcia, Barcelona.**

Lucas Fox presents Pau Alsina, an excellent development consisting of five homes in a completely renovated building, both inside and out, in the Gràcia neighbourhood, a highly sought-after area of Barcelona, next to Passeig de Sant Joan.

Two 3 and 4-bedroom duplexes are offered, both with a private patio, as well as two 1 and 2-bedroom condos. All units include a storage room.

The homes have a contemporary design with straight, clean lines and an open-plan living area, such as the day area with the living-dining room and the open kitchen. Likewise, in all the houses great attention has been paid to the lighting and ventilation of the rooms.

The utility supplies are all newly installed and have included finishes and equipment of the highest level. We can highlight the parquet floors, the excellent bathroom and kitchen equipment and the LED lighting. For greater comfort and energy savings, it includes an arothermal system for the production of domestic hot water and for the hot/cold air conditioning system through ducts.

Please get in touch for more information.

- 2 duplexes with 4-5 bedrooms with private patio
- 3 apartments with 1-2 bedrooms
- Storage room
- Excellent location
- Great quality finishes
- High level of energy efficiency



[lucasfox.com/go/pau-alsina-residences](https://lucasfox.com/go/pau-alsina-residences)

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### UNITS IN THIS DEVELOPMENT

Type	Status	Floor	Distribution	Size	Rental yield
Apartment	Sold	Floor 1	2 Bedrooms 2 Bathrooms	80m <sup>2</sup>	4.05%
Loft	Sold	Floor 2	1 Bedrooms 1 Bathrooms	40m <sup>2</sup>	4.30%
Apartment	Sold	Floor 2	1 Bedrooms 1 Bathrooms	43m <sup>2</sup>	4.17%
Penthouse	Sold	Floor 3	4 Bedrooms 3 Bathrooms	149m <sup>2</sup> , Terrace 21m <sup>2</sup>	3.69%

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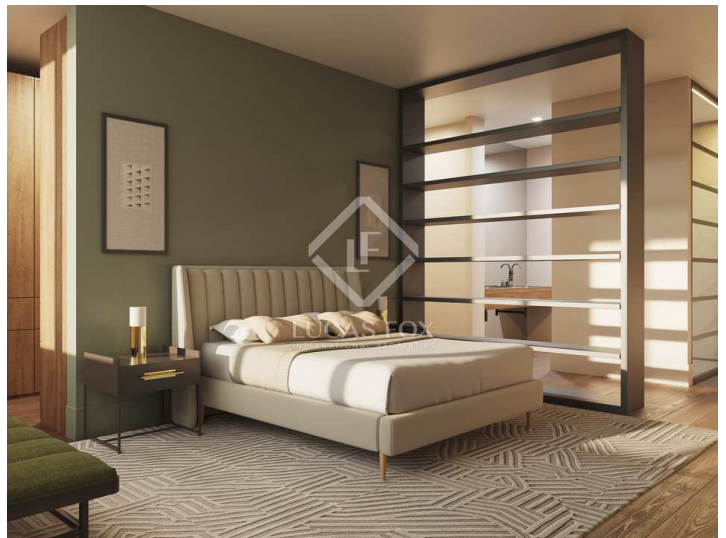
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