

Prices from €975,000 New development

## Provenza Granados

A new development of 15 properties including apartments and penthouses for sale in Eixample Left, Barcelona

<b>Q3 2019</b>	<b>6</b>	<b>3.0</b>	<b>105m<sup>2</sup></b>	<b>3.82%</b>
Completion	Units available	Bedrooms	Sizes from	Rental yield up to



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### OVERVIEW

## A wonderful new development of 15 superb apartments for sale in Eixample Left, Barcelona

Provenza Granados Apartments is a brand new development, currently under construction, that is ideally located at the heart of the Eixample Left neighbourhood of Barcelona City. This project truly has it all; an incredible location just 10 metres from Carrer Enric Granados, parking, pool, high-end finishes and very competitive prices.

The building shall offer 15 brand new properties with 2-3 bedrooms and 2-3 bathrooms, including 2 fabulous penthouses. Most of the properties will benefit from a private terrace and all will enjoy access to the sensational communal roof terrace with a pool and stunning city views.

Finishes shall be of the highest quality with ideal neutral decor, providing an impeccable city home, just awaiting the new owner's personal touch.

Prices from €480,000; all including a private garage parking space or 2 in the case of the penthouses.

### Highlights

- 15 units
- Expected yield up to 5.25%.
- Excellent location next to Enric Granados and few steps to Paseo de Gracia and Rambla Catalunya.
- Parking included in the price
- High-end finishes like Bulthaup Kitchens, Neff appliances and underfloor heating
- Communal roof top terrace with pool
- 10-years construction insurance
- Bank guaranteed payments



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#### UNITS IN THIS DEVELOPMENT

Type	Status	Floor	Distribution	Size	Rental yield
Apartment	Reserved	Floor 0	3 Bedrooms 3 Bathrooms	118m <sup>2</sup> , Terrace 69m <sup>2</sup>	4.22%
Apartment	€1,095,000	Floor 0	3 Bedrooms 3 Bathrooms	111m <sup>2</sup> , Terrace 69m <sup>2</sup>	3.67%
Apartment	Reserved	Floor 1	2 Bedrooms 2 Bathrooms	61m <sup>2</sup>	5.25%
Apartment	Reserved	Floor 1	2 Bedrooms 2 Bathrooms	64m <sup>2</sup>	5.04%
Apartment	€975,000	Floor 1	3 Bedrooms 2 Bathrooms	109m <sup>2</sup> , Terrace 14m <sup>2</sup>	3.82%
Apartment	Reserved	Floor 2	2 Bedrooms 2 Bathrooms	61m <sup>2</sup>	5.16%
Apartment	Reserved	Floor 2	2 Bedrooms 2 Bathrooms	64m <sup>2</sup>	5.08%
Apartment	€1,025,000	Floor 2	3 Bedrooms 2 Bathrooms	111m <sup>2</sup> , Terrace 14m <sup>2</sup>	3.69%
Apartment	Reserved	Floor 3	2 Bedrooms 2 Bathrooms	61m <sup>2</sup>	4.96%
Apartment	Reserved	Floor 3	2 Bedrooms 2 Bathrooms	64m <sup>2</sup>	4.35%
Apartment	Reserved	Floor 3	3 Bedrooms 2 Bathrooms	113m <sup>2</sup> , Terrace 14m <sup>2</sup>	3.57%
Apartment	Reserved	Floor 4	3 Bedrooms 2 Bathrooms	113m <sup>2</sup> , Terrace 14m <sup>2</sup>	4.13%
Apartment	€1,195,000	Floor 4	3 Bedrooms 2 Bathrooms	128m <sup>2</sup>	3.36%
Apartment	€1,325,000	Floor 5	3 Bedrooms 2 Bathrooms	113m <sup>2</sup> , Terrace 14m <sup>2</sup>	3.53%
Penthouse	€1,475,000	Floor 5	3 Bedrooms 2 Bathrooms	105m <sup>2</sup> , Terrace 23m <sup>2</sup>	3.82%

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