



BARCELONA- POBLENOU - 1345 FT2 - 2 BEDROOMS



SELLING PRICE : 430 000 €

CONTACT : MANUEL RODRÍGUEZ GIL - MOBILE PHONE +34 938 29 80 05

EMAIL : M.RODRIGUEZ@BARNES-INTERNATIONAL.COM

CARRER DEL MESTRE NICOLAU, 2
08021 BARCELONA



PHONE : +34 938 29 80 05
BARCELONA@BARNES-INTERNATIONAL.COM

NON-CONTRACTUAL INFORMATION

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DESCRIPTION

Property of 1345 ft² in Barcelona, without habitability certificate. With 1076 ft² of interior space and a 270 ft² terrace with teak decking.

It can be used as a residence, gallery, pop-up shop, or creative office, with 2 rooms.

The entrance features a spacious area with high ceilings, George Nelson lamps, and traditional Catalan stone walls illuminated geometrically, creating a special warmth. Through a long corridor, you reach the 2 bedrooms or offices, designed for privacy and efficient use of space. The hallway leads to the spacious and well-equipped bathroom, with a laundry area for a washer and dryer.

The kitchen has functional and warm lighting, with designer lamps that contrast with the tiles and create a special atmosphere. It is fully equipped with an induction hob, extractor hood, dishwasher, fridge-freezer, and oven, with a honey-coloured wood finish and ample drawers for storage. The 25 m² terrace, accessed from the kitchen, has carefully selected plants and a luxurious teak wood deck, creating a green oasis in the heart of Poble Nou.

The property has an air conditioning and heating system through independent inverter mini-splits. The entrance has a reinforced metal grille and an aluminum door with double-height safety glass.

Located in a privileged area in the Poble Nou neighbourhood, 2 minutes from Rambla de Poble Nou and a 10-minute walk from the beach. Close to the prestigious Westfield Glòries shopping center, surrounded by select restaurants, cafes, shops, and with good connectivity in transportation, including a bike lane.

CARACTÉRISTIQUES

Type of property :	Flat	Fees :	-	Surface :	125 m ²
Land area (m ²) :	-	Bedrooms :	2	Annual charges :	67 €
Balcony Surface :	-	Elevator :	No	Swimming pool :	No
Energy consumption level :	E	Energy consumption :	kWh/m ² 143.0	Gaz consumption :	kg eqCO ₂ /m ² 36.00
Number of lots :	-				

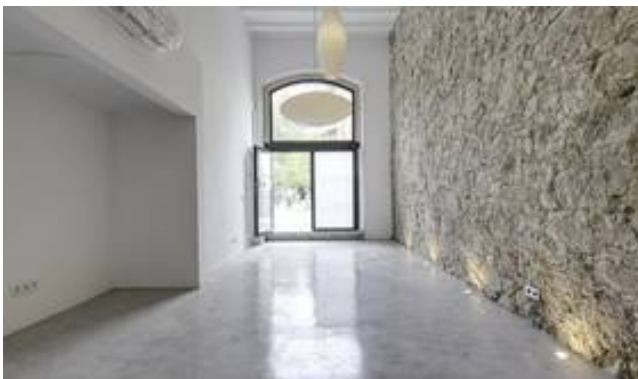
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