



## Barcelona - Apartment



2

Bedrooms



1

Bathrooms



97

Area (m<sup>2</sup>)

140

Land Area (m<sup>2</sup>)**749 000 €**

(EUR €)

### Exclusive listing. Fully renovated classic apartment, featuring a beautiful private garden of 65 m<sup>2</sup>. Old center, Barcelona

This charming classic apartment, featuring a beautiful terrace and a well-maintained private garden of 65 m<sup>2</sup>, is situated in a historic 1900 building located in the heart of the old town. Fully renovated with high-quality materials, this gem is sold fully equipped and furnished, ready for you to move in.

A spacious and elegant hallway welcomes you, leading to a bright living room with a double-height kitchen-dining area, designed to maximize the sense of space and comfort. The living room opens directly onto the terrace and garden, a delightful area offering peace and privacy. As a unique feature, the garden includes an independent studio, perfect for use as a guest room, playroom, or inspiring workspace.

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Provenza 264 2º. 08008 Barcelona

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



The apartment has two bedrooms: a large double bedroom and a smaller double bedroom, ideal for various needs, along with a modern bathroom featuring elegant finishes. The property retains original features such as exposed wooden beams and high ceilings, adding character and authenticity, while the interior design achieves the perfect balance of elegance and modernity.

Additionally, the apartment is equipped with air conditioning (hot and cold) to ensure maximum comfort throughout the year.

Its location is unbeatable: close to public transport and just a 15-minute walk from Plaza Catalunya and Barceloneta beach, making it an ideal choice for enjoying urban life while relaxing in a coastal environment.

This apartment combines history, modern design, and a privileged location, making it a unique home in the vibrant city of Barcelona.

#### General Conditions:

The information provided is based on third-party data and is offered for informational purposes. It is assumed to be accurate, but the offer may be subject to inaccuracies, errors, unintentional omissions, price changes, and/or withdrawal from the market without prior notice. Taxes on the transaction (such as ITP, VAT, AJD), notary fees, and Land Registry expenses are the responsibility of the buyer.



## Property Features

- Heating
- Dishwashing machine
- Equipped kitchen
- Terrace
- Built year: 1900
- Storage / utility room
- Security alarm
- Double glazing
- Main drainage
- Central music system
- Irrigation System
- Energetic certification: E
- Balcony (m2): 67
- Washing machine
- Air conditioning
- Thermoaccumulator
- Furnished
- Kitchenette
- Views: Garden view
- Lift
- Automatic irrigation
- Walking distance to beach
- Central location
- Barbecue
- Solar orientation: South

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