



REF: GVVB3550F

Investment opportunity on Balmes Street! Office of 366 m² with the possibility of change of use.

Barcelona, Sarrià - sant gervasi

1.560.000€

Investment Opportunity on Balmes Street! 366 m² Office with High Residential Potential

Located on the 5th actual floor of an office building, we present this spacious property currently operating as a medical practice. The space occupies units 2, 3 and 4 on the floor, offering a total area of 366 m² with a current layout consisting of several offices.

Key highlights for investors:

Transformation project: A technical study exists for changing the use to residential and splitting the space into 3 residential units and 2 independent premises.

The sixth floor of the building has already been converted into residential units.

Administrative status: Preliminary plans and a feasibility study are available, although the administrative procedures for the change of use and subdivision have not yet been initiated (to be carried out by the buyer).

Premium location: Situated in a strategic section of Balmes Street, with excellent transport connections and services.

A unique asset due to its size and conversion potential in one of the most sought-after areas of the city.

The listing includes the current floor plan and possible renovation layouts, which do not have contractual value.

(Note: The price does not include the costs of processing the change of use or the subdivision works.)

The corresponding taxes must be added to the price. The municipal capital gains tax is paid by the seller, as well as the agency fees related to the transaction.

For more information, you can visit our offices or call us at 681 162 903.

Data sheet

Distribution

- Surface 366m2
- 6 baths
- Good condition

Characteristics

- Energy rating: E

Additional Data

Global terms

The information on this website has been provided by third parties, as merely informative and is assumed correct. Glover Barcelona does not guarantee its veracity. The offer may be subject to inaccuracies, errors, unintentional omissions, price changes and / or withdrawal from the market without prior notice. The expenses and taxes of transmission of the property, VAT or ITP, Notary and Registry are borne by the buyer. Agent fees are borne by the seller.

Map:

<https://www.google.com/maps/@41.4038,2.14191,16z?hl=en>

Link:

<https://www.gloverbarcelona.com/en/properties/barcelona-otras-zonas-investment-opportunity-balmes-street-office-366-m2-possibility-change-use-864>



