



REF: GVVG7Bd

CHARMING RENOVATED LOFT-STYLE DUPLEX IN A HISTORIC BUILDING IN THE HEART OF BARCELONA

Barcelona, Ciutat vella

393.000€

For sale: a 115-square-metre loft-style duplex located in a renovated historic building, featuring a private street-level entrance, a private patio, and a valid occupancy certificate. Situated next to Drassanes and Las Ramblas, it combines the character of a unique living space with a complete renovation carried out in 2018.

The property offers 100 square metres of usable living space distributed over two levels, along with a highly versatile main entrance area.

The main floor features a spacious living room with an adjoining dining area and open-plan kitchen, a double bedroom with direct access to the patio, a full bathroom, and a laundry room.

The upper floor comprises a large bedroom arranged into two distinct areas (22 sq m).

The property is equipped with air conditioning on both floors, has a favourable building inspection report (ITE), and is located in a quiet building.

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Usable surface area: 100.2 m²

Energy Rating: F07xxxx TW

Transfer tax, notary and registration fees payable by the buyer (Not included in the price)

Agency fees included in the price and paid by the seller.

Location:

Located in the heart of Ciutat Vella, surrounded by all services, shops, public transport (Metro L3), and just a few minutes from the city's most iconic landmarks.

An ideal option as a primary residence, business space, second home in Barcelona, or investment opportunity.

For more information or to arrange a viewing, please contact us via WhatsApp at 681 16 29 03 or call us directly.

Don't miss this opportunity to make this property your new home.

Data sheet

Distribution

- Surface 100m²
- 2 rooms
- 1 bath
- Refurbished

Characteristics

- Air conditioning
- Energy rating: E

Additional Data

- Community expenses: 28 €/Monthly
- IBI expenses: 56,09 €/Monthly

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/@41.378,2.1739,16z?hl=en>

Link:

<https://www.gloverbarcelona.com/en/properties/barcelona-ciutat-vella-charming-renovated-loft-style-duplex-historic-building-heart-barcelona-899>







