

REF: GVVC80

## **Beautiful First floor located at Carrer Congrés 80**

Barcelona, Horta - guinardó

We are pleased to present this beautiful home located at Carrer del Congrés, 80 next to La Salle Horta school and very close to Parc de la Unitat, in a new and four winds building.

66 m2 built house that has 2 bedrooms and 1 bathroom. Both rooms are double, exterior and very bright. One of the bedrooms has built-in wardrobes. Large living room and open kitchen equipped with all appliances.

We highlight the excellent quality of all its materials. Oak parquet floors and mosaic tile on the kitchen floor. Aluminum carpentry with double glazing. All blinds are motorized. Hot and cold air conditioning ducts. Gas heating by radiators. Integrated Balay appliances, Roca toilets, Hansgrohe faucets (kitchen and bathrooms), LED lighting, solar thermal energy.

Possibility of parking space in the same estate optional at € 25,000 and storage closet.

In addition, we highlight its wonderful location, near the new Central Park of Nou Barris and the Historic Laberint d'Horta Park, next to the nearby green areas of Collserola. Close to all kinds of services, shops, transport and everything you need to live comfortably.

If you are interested, call us or send a WhatsApp to 681162903. To keep up to date with our news, you can follow us through our Instagram ([glover\\_barcelona](https://www.instagram.com/glover_barcelona))

### **Data sheet**

## Distribution

- Surface 66m2
- 2 rooms
- 1 bath
- New construction

## Characteristics

- Air conditioning
- Heating
- All exterior
- Energy rating: B

## Additional Data

- Lift
- Community expenses: 100 €/Monthly
- IBI expenses: 31,78 €/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.

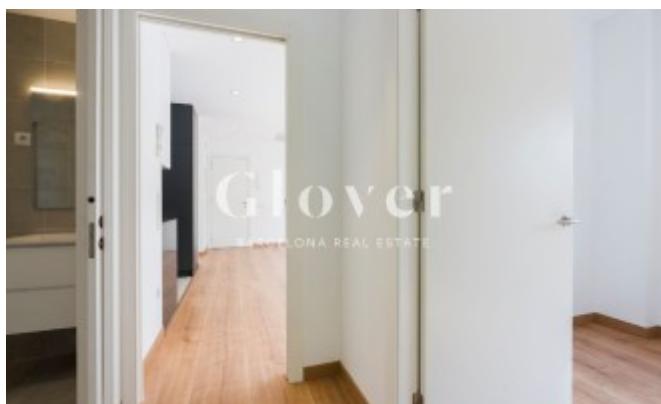
### Map:

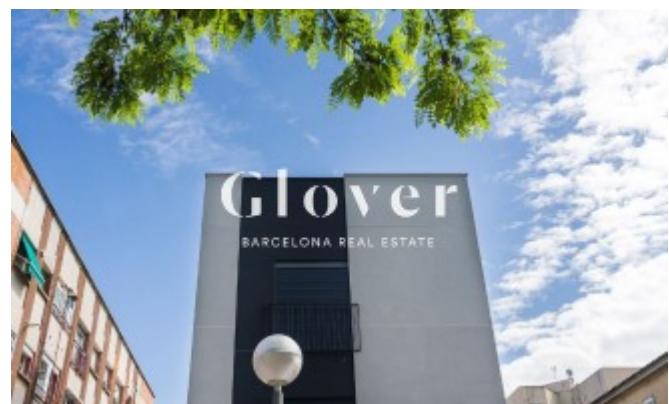
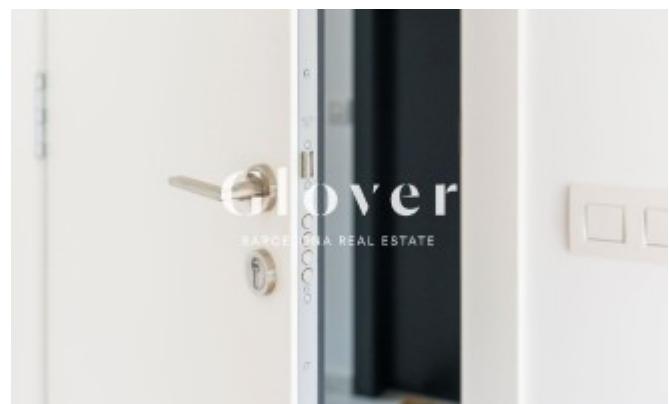
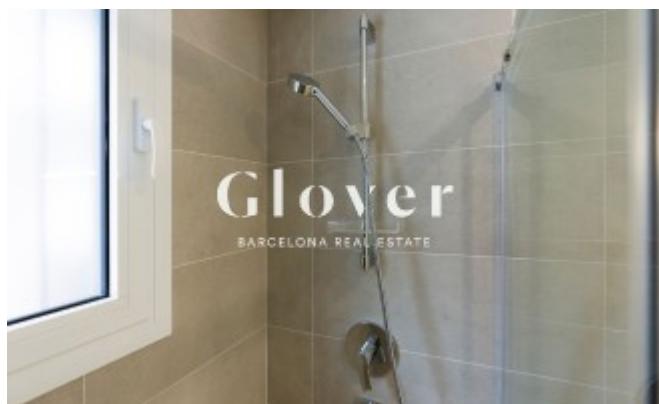
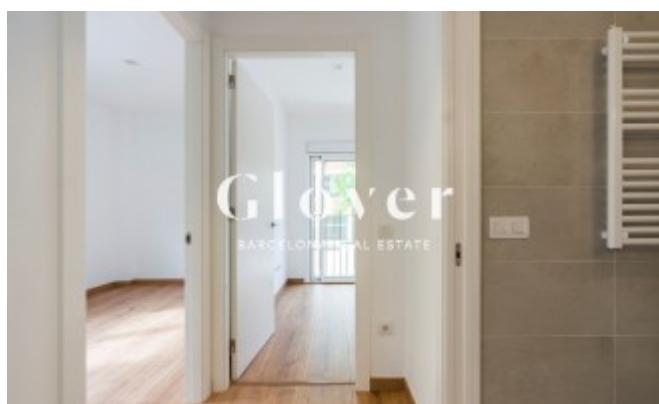
<https://www.google.com/maps/@41.4371,2.16092,16z?hl=en>

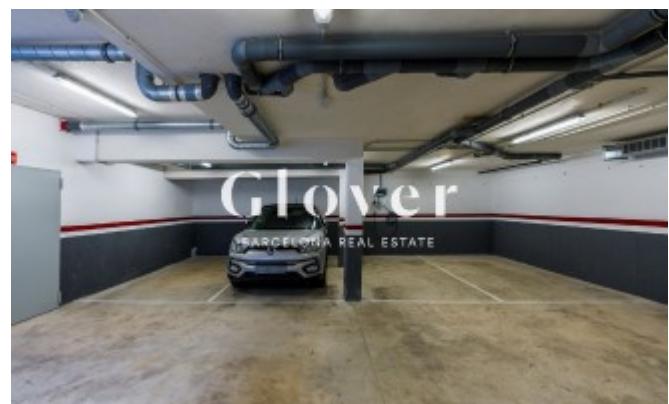
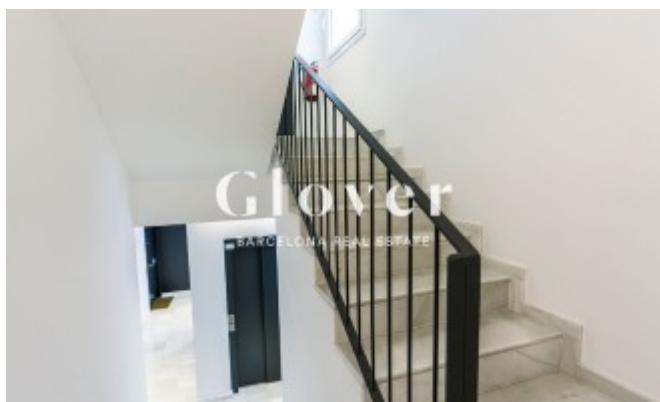
### Link:

<https://dev.gloverbarcelona.com/en/properties/barcelona-horta-guinardo-beautiful-first-floor-located-carrer-congres-80-445>









Planta 2A  
66 m<sup>2</sup> - Superficie construida  
Baño completo / Cocina  
1 dormitorio / 1 baño  
1 habitación  
1 baño  
Total esp. 66  
Superficie construida

Planta 2A  
66 m<sup>2</sup> - Superficie construida  
Comedor/salón-cocina  
2 habitaciones  
1 baño

1-H  
-Superficie construida  
dormitorio-cocina  
1 habitación  
1 baño