



REF: GVVG7B

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

Barcelona, Ciutat vella

439.000€

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

For sale: a cozy 115 m<sup>2</sup> ground-floor duplex located in a historic building of great architectural value, perfectly maintained, in one of Barcelona's most authentic and vibrant areas.

The property has been tastefully renovated, combining modern elements with the building's original character, creating a unique space full of personality. Its duplex layout brings both dynamism and a feeling of spaciousness, ideal for those looking for something different from the ordinary.

The entrance features a large and highly versatile open space, clearly separated from the rest of the living areas, a spacious living room leading to an open-plan kitchen and dining area, and a large bedroom connected to a charming patio. The ground floor also includes a bathroom and a laundry room.

The upper floor offers a more private area consisting of a bedroom divided into two distinct spaces.

The property stands out for its peaceful and welcoming atmosphere, making it a true urban retreat right in the city center.

It is especially attractive both as a home and as a business space, allowing for a practical separation between the private living area and the workspace.

Key features:

115 m<sup>2</sup> built area.

Two bedrooms, including one double bedroom on the upper floor.

Carefully renovated using high-quality materials.

Historic building in excellent condition. Building inspection (ITE) and Certificate of Habitability up to date.

Spacious, character-filled and versatile interiors.

Quiet and pleasant atmosphere both day and night.

Sold unfurnished, negotiable.

Air conditioning with heat pump and electric heating.

Has mosquito screens

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Usable surface area: 100.2 m<sup>2</sup>

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

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## Distribution

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

## Characteristics

- 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://dev.gloverbarcelona.com/en/properties/barcelona-ciutat-vella-charming-renovated-loft-style-duplex-historic-building-heart-barcelona-875>







