

## Apartment in Barcelona-Dreta Eixample

### APARTMENT WITH BALCONY IN EXCELLENT LOCATION

In this building there is only one flat on each floor and the property for sale is located on the fifth floor of the building with lift. It consists of two double rooms and two single ones. One of the single rooms has a bath with shower. Furthermore, there is another bathroom with bathtub. The main bedroom has two built-in wardrobes and both double bedrooms are facing outside, more precisely, the courtyard, thus, they are very quiet. The twin room overlooks the lightwell of the building. The living room overlooks the street and it has a balcony as well as a door to the kitchen and to the corridor. The kitchen is independent and it has a dining area. The kitchen also communicates with the living room and the corridor. The living room has air conditioning and there is gas heating all over the flat. The apartment has also an alarm system.

The building is in very good conditions. The entrance has been recently renewed.

The community expenses amount to €250 each three months, of which €120 are for the savings of the building. It is possible not to pay these €120 regularly; instead, the owner would pay the corresponding amount completely when there were something to repair in the building. The community expenses would be around €84/month including the savings part and €44/month excluding them. The property taxes amount to €187 each three months.

#### Location:

The flat is on the border between Gràcia (El Camp d'en Grassot i Gràcia Nova) and Eixample Dret. It is at the top of the Diagonal Avenue. Given the location, you can find all kinds of public transport and community services, shops, stores, etc. The nearest underground station is Verdaguer.

Reference	AG2328_000571-33
Type	Apartment
City	Barcelona
District	Dreta Eixample
Address	C/ Rosselló
Size	118,00m <sup>2</sup>
Status	
<b>Price</b>	<b>346.000€</b>
Price/m <sup>2</sup>	2.932,20€
Monthly rent	0,00€
Yearly rent	0,00
Yield	0,00%
Rooms	4
Created in	June 2015
Year of construction	1980
Emission class	E
CO2 Emissions	38 kg CO <sub>2</sub> /m <sup>2</sup> year
Energy certificate	F
Value of energy needs	187.00 kWh/m <sup>2</sup> year
<b>Interior</b>	
	• Air conditioning
<b>Building</b>	
	• Lift
<b>Heating</b>	
	• Gas
<b>Kitchen</b>	
	• Separately
<b>Bedrooms</b>	
	• Suite with bathroom

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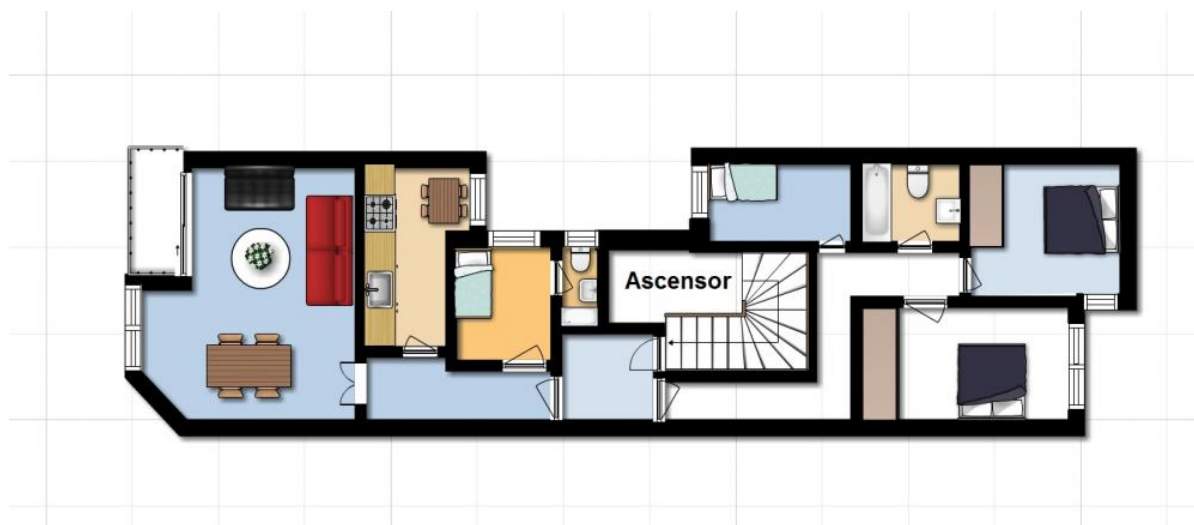
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