

Apartment in Barcelona-Vila de Gràcia

Excellent apartment in the neighborhood of Gracia.

Charming and cozy apartment, recently renovated and in the heart of Gracia. With an area of 50m² distributed in a double room, a bathroom and kitchen open to the living room. In the living room we have two large windows with access to the balcony which, thanks to its Southwest orientation, give a lot of light and sun to the room. The double bedroom also has a window to the balcony with same brightness and orientation as the living room. The kitchen is open to the living room and has windows to the patio of lights of the building, which thanks to being of low height, also gives you light in the morning. The bathroom is complete with a shower tray, a large window to the patio lights and space for the washer/dryer behind the door. Next to the bathroom and kitchen we have a small closet-storage room.

The entire apartment has been refurbished with quality finishes and respecting architectural elements of the property such as hydraulic floors, Catalan back arches, brick walls or balcony doors. With the reform have been added parquet floors, air conditioning and aluminum carpentry.

It is a second in building without elevator. It is located in a very quiet street for being pedestrian and without traffic of vehicles. In turn, it is in the heart of Gracia, very close to Gran de Gracia Street and surrounded by shops and services. It has good connection with public transport like buses, Railroads (Parada Gracia) and Metro with the stop of Fontana (L3) to a street.

It is a good investment product given the high demand for rentals in the neighborhood of Gracia. You could get a rent of 1100€/month corresponding to an investment yield of approximately 4%.

The community expenses are 102.72€. The IBI 52.62€ the quarter. The building has not yet done the Technical Inspection of the building but some works in the building were made to pass it. The community is paying an extraordinary monthly fee of 163.08€ per month to obtain by the end of this year with the current reserve fund a total amount for works 75,000€.

If you want more information, or visit, do not hesitate to contact us.

Reference	BB0456A
Type	Apartment
City	Barcelona
District	Vila de Gràcia
Address	Not available
Size	50,00m ²
Floor	2
Status	
Price	295.000€
Price/m ²	5.900,00€
Monthly rent	0,00€
Yearly rent	0,00
Yield	0,00%
Rooms	1
Created in	June 2017
Year of construction	1930

Emission class
G

CO2 Emissions
57 kg CO₂/m² year

Energy certificate
G

Value of energy needs
274.00 kWh/m² year

Property's condition
• Brand new
• Excellent

Kitchen
• Open plan
• Fully-fitted

Exterior
• Balcony

Heating
• Heat/cold pump
• Electric

Flooring
• Ceramic
• Hydraulic tiles
• Parquet

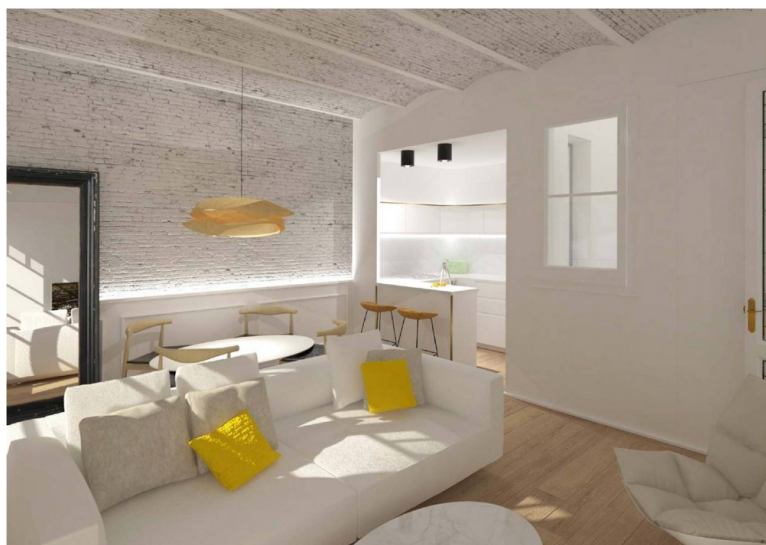
Type of property
• Flat

Interior
• Air conditioning
• Larder
• Unfurnished

Orientation
• Southwest

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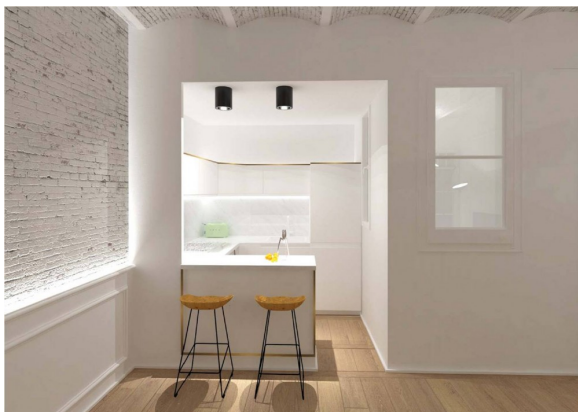
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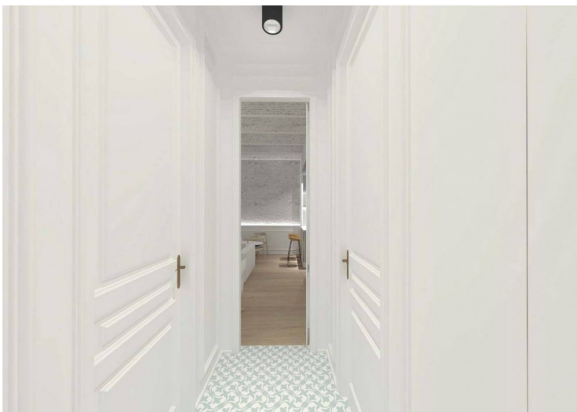
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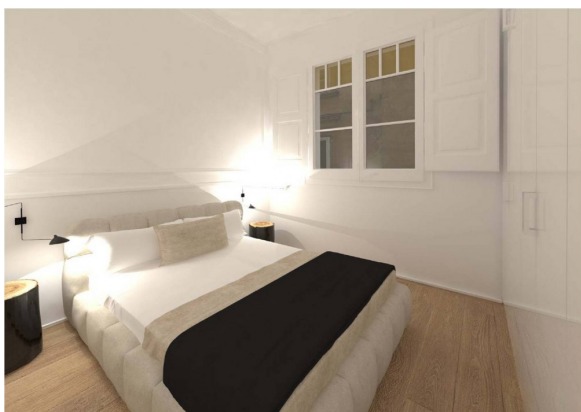
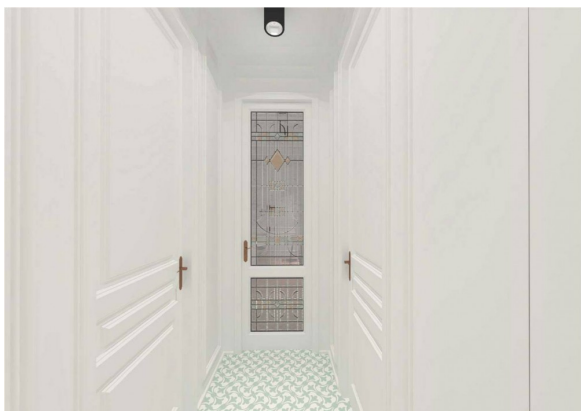
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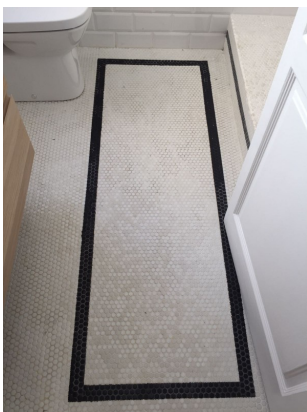
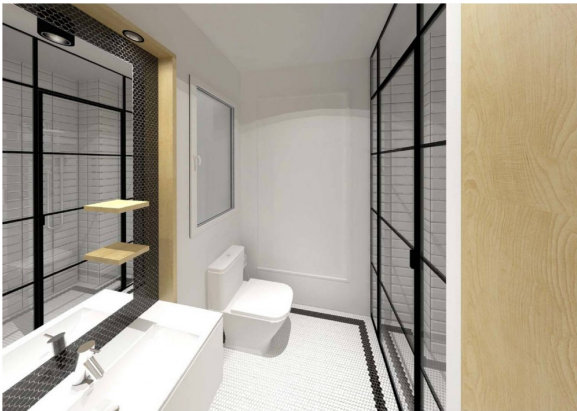
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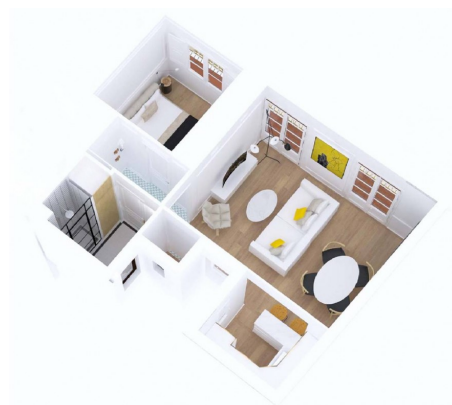
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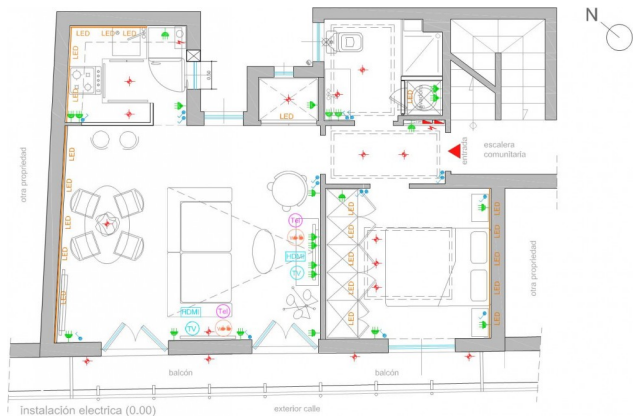
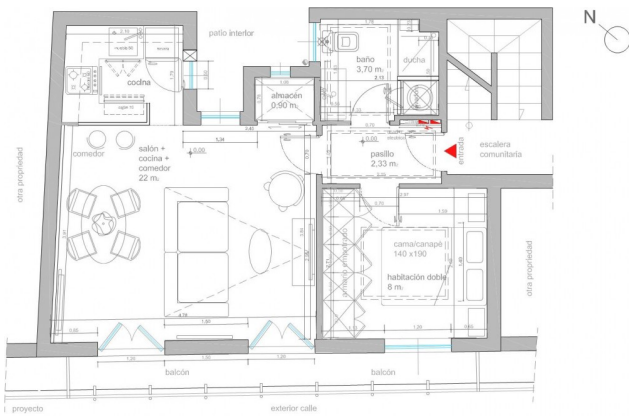
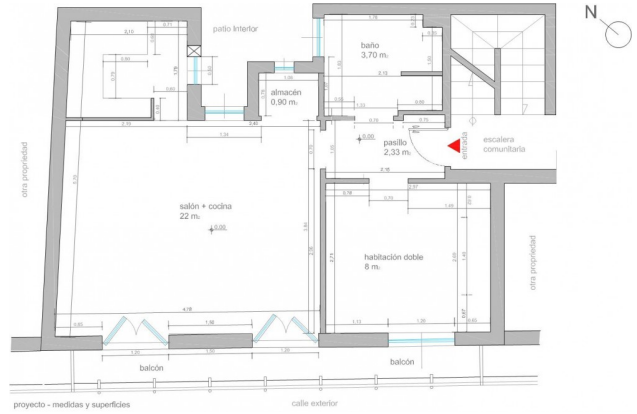
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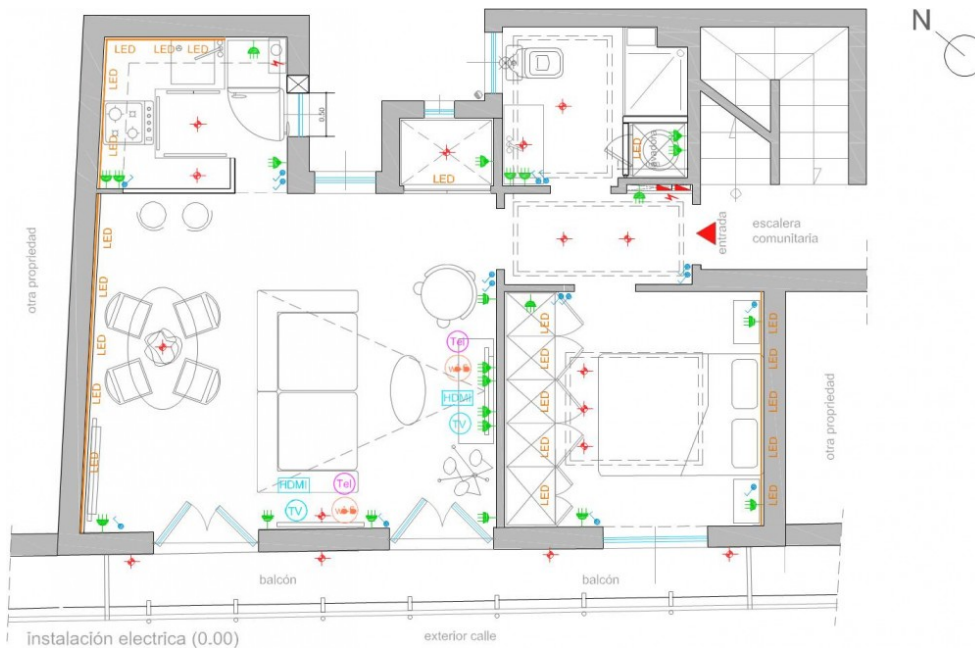
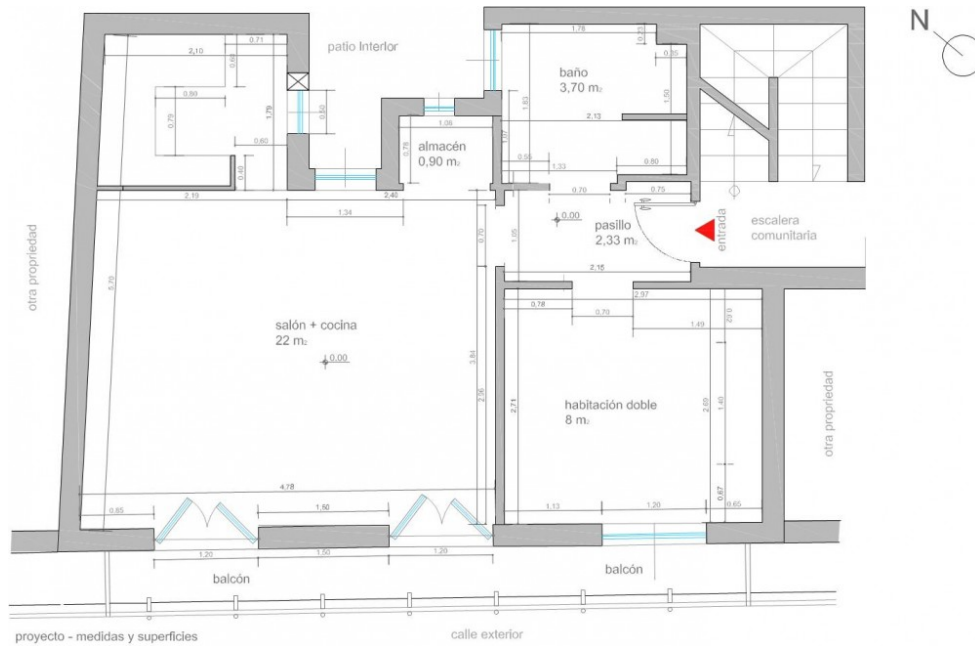
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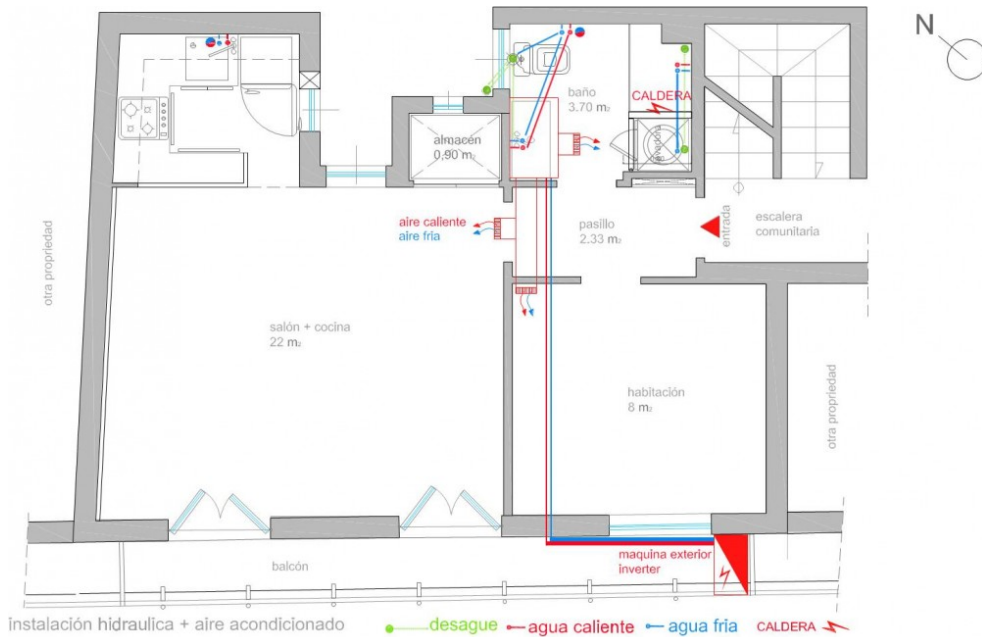
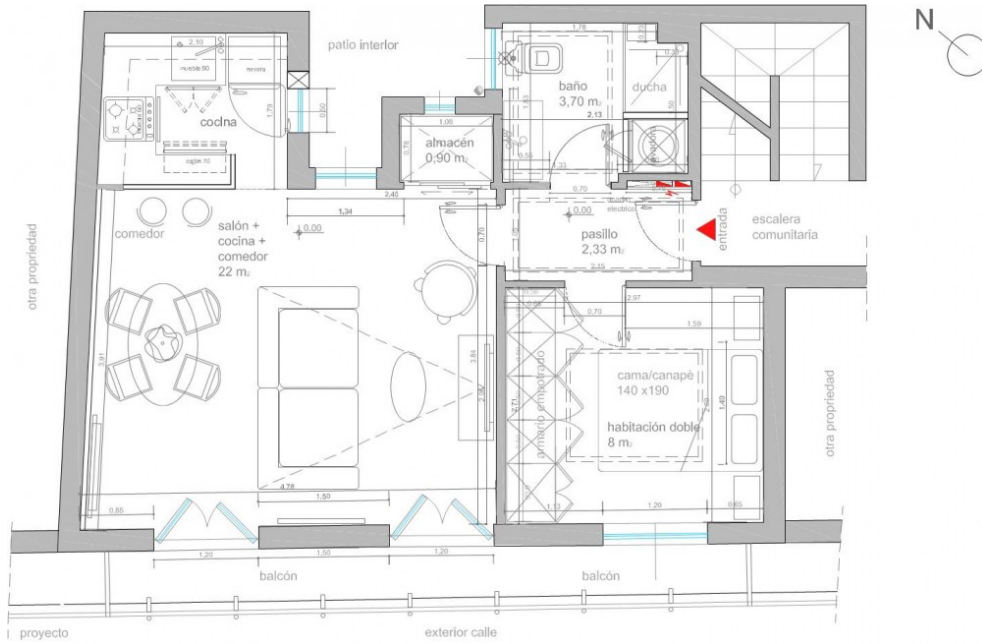
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