

## Apartment in Barcelona-La Barceloneta

Excellent apartment in Barceloneta, very close to the beach.

Nice and cozy flat recently refurbished. In spite of having a constructed area of 55m<sup>2</sup>, the flat was reformed maximizing the available space. The flat has a double bedroom, a bedroom in the attic, two bathrooms and kitchen open to the living room. In the living room we have a large window with access to the balcony which, thanks to its south orientation, gives a lot of light and sun to the room. The double bedroom also has a large window with access to another balcony with the same brightness and orientation as the living room. The kitchen is open to the living room and is fully equipped. The bathroom in the double room is complete with a shower and window to the outside, the other bathroom is located next to the living room and also has a shower. The ladder of the loft has been used as storage space making it a closet.

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

It is a second floor in a building without elevator. Located in the Barceloneta neighborhood, one block from Plaza Pau Vila and the Paseo de Joan de Borbó, very close to the Barceloneta beach. It has good connection with public transport like buses and metro with the stop of Barceloneta (L4) at one minute.

It is a good investment product given the high demand for rentals in the Barceloneta neighborhood.

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

|                      |                     |
|----------------------|---------------------|
| Reference            | BB0478A             |
| Type                 | Apartment           |
| City                 | Barcelona           |
| District             | La Barceloneta      |
| Address              | Not available       |
| Size                 | 55,00m <sup>2</sup> |
| Status               |                     |
| <b>Price</b>         | <b>285.000€</b>     |
| Price/m <sup>2</sup> | 5.181,82€           |
| Monthly rent         | 0,00€               |
| Yearly rent          | 0,00                |
| Yield                | 0,00%               |
| Rooms                | 2                   |
| Created in           | July 2017           |
| Year of construction | 1936                |

Emission class  
G

CO2 Emissions  
59 kg CO<sub>2</sub>/m<sup>2</sup> year

Energy certificate  
G

Value of energy needs  
306.00 kWh/m<sup>2</sup> year

### Interior

- Air conditioning

### Kitchen

- Open plan

### Exterior

- Balcony

### Property's condition

- Excellent

### Orientation

- South

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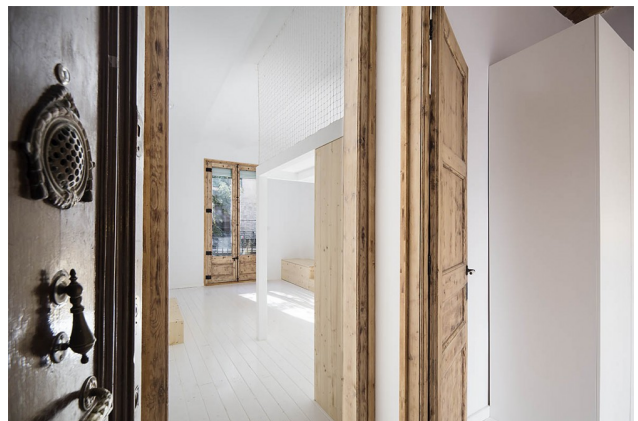
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