



REF: GVVC19641

## **FANTASTIC OPPORTUNITY to live in a large apartment, with high exterior standing in Eixample of Barcelona.**

Barcelona, Eixample

1.200.000€

FANTASTIC OPPORTUNITY to live in a large apartment, with high exterior standing in one of the best areas of the Eixample of Barcelona. It is a high, large and very bright apartment with 2 usable and pleasant terraces. Located below Av. Diagonal, on the corner of c/ Córcega and c/ Casanovas, right in front of the Clinic. It is also very well connected with all public transport that takes you to any part of the city. The house is located on a real fifth floor, mountain facing, which has plenty of natural light all day. The apartment is in good condition, although it requires some renovation to adapt it to the taste of the new owner. The property has 1 elevator. A very useful storage room is included in the price, located in the building, the basement of the same building. Without a doubt a welcome convenience.

The house has 181m<sup>2</sup> built according to cadastre + 7m<sup>2</sup> of terraces. Just upon entering through the access door we find a large hall that divides the apartment in two, the day area located in the front and with access to Córcega street and the night area in the interior, giving greater tranquility. In this second area, we find four rooms, of which two can be considered doubles without being excessively large, a single room of good size and the main room, the largest of all of them and with the option of converting it into a suite with an integrated bathroom. In addition to the four bedrooms in the night area, there are two full bathrooms that serve the rooms and a laundry room, which is very necessary in an apartment of these characteristics.

In the day area is the large living-dining room of approximately 40m<sup>2</sup> with lots of natural light as it has large windows that also has direct access to the two terraces facing the street so there is sun throughout the day.

day. On the other hand, we find a large office-type kitchen with space to eat, in good condition with direct access to the dining room, the truth is that we are faced with an apartment with a good distribution.

As for the details of the apartment, we can highlight the high ceiling height, characteristic of these buildings, parquet floors throughout the house except in the kitchen and bathrooms, ceramics in bathrooms, split air conditioning in both areas, wooden exterior carpentry in good condition, built-in wardrobes, security entrance door with alarm system on the floor, gas heating by radiators, storage room...

We want to highlight the luminosity throughout the house, the spaciousness of all its rooms, the well-oriented terrace and clear views, the area that is highly valued with all types of shops, services and transport, schools, universities, libraries, health centers, gyms and everything you need to live comfortably. Ideal for families looking for a spacious apartment in one of the best areas of Barcelona.

Last but not least, the home in question owns 5.42% of the caretaker's old apartment, which is currently rented and helps defray community costs. In addition, the property has a huge community terrace, practicable and usable where you can enjoy the sun as well as a dinner under the stars with 360-degree views of Barcelona, a true luxury.

Don't miss the opportunity to visit, you will like it, request it now!!

## Data sheet

### Distribution

- Surface 181m2
- 4 rooms
- 2 baths
- Good condition

### Characteristics

- Air conditioning
- Heating
- Energy rating: E

### Additional Data

- Lift
- Community expenses: 113,33 €/Monthly
- IBI expenses: 129,94 €/Monthly

## Global terms

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### Map:

<https://www.google.com/maps/@41.3909,2.15205,16z?hl=en>

### Link:

<https://www.gloverbarcelona.com/en/properties/badalona-otras-zonas-fantastic-opportunity-live-large-apartment-high-exterior-standing-eixample-barcelona-730>







