



REF: GVVA151

## Cozy and central apartment in l'esquerra del Eixample

Barcelona, Eixample

Cozy and central apartment in l'esquerra del Eixample. 2 bedrooms, 2 bathrooms. A very bright 4th floor with a spacious living room of about 23 mt, with Catalan vault. Completely renovated in 2012. The house is 71m2 + 9,17m2 of balconies, one on Aragó street, the second inside the block + 30m2 of an attractive and useful terrace for private use on the roof.

Very well kept, ready to move in. Two double bedrooms, one of them en suite. Kitchen closed, but with window passes / dishes to dining room. Bathroom with shower.

Heating by heat/cold pump and splits. New water heater, still under warranty. Laminated parquet floor and stoneware in bathrooms and kitchen. Good exterior carpentry with double glazing and very good sound insulation. Rooms with electric blinds. Room/closet for washing machine and water heater. Entry phone. Elevator. Downpipes of new building 4 years ago. The property is sold WITHOUT FURNITURE.

An excellent opportunity for an apartment in good condition in the center of Barcelona. If you want to be the privileged to enjoy this unique piece in one of the most authentic neighborhoods of Barcelona call us or send us a WhatsApp or call us at 681162903.

### Data sheet

## Distribution

- Surface 87m2
- 2 rooms
- 2 baths
- Terrace 39m2
- Refurbished

## Characteristics

- Air conditioning
- Heating
- Balcony
- All exterior
- Energy rating: F

## Additional Data

- Lift
- Community expenses: 122 €/Monthly
- IBI expenses: 45 €/Monthly

## Global terms

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### Map:

<https://www.google.com/maps/@41.3851,2.15525,16z?hl=en>

### Link:

<https://www.gloverbarcelona.com/en/properties/barcelona-eixample-cozy-and-central-apartment-lesquerra-del-eixample-524>









