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Barcelona - Apartment



3
Bedrooms

1
Bathrooms

150
Area (m²)

150
Land Area (m²)

749 000 €
(EUR €)

Exclusive listing. Classic and renovated apartment with a sunny private garden (southeast orientation). Located in the heart of Barcelona.

Discover this Exclusive Classic and Renovated Apartment with a Sunny Private Terrace and Garden (Southeast Orientation)

A true oasis nestled in a **historic 1900 building**, located in the **heart of Barcelona's Old Town**. Recently **fully renovated**, this home perfectly blends the **charm of original architecture** with a modern and functional design. It is sold **fully equipped and furnished**, ready to move in.

Upon entering, a **spacious and elegant hallway** welcomes you, leading to a **bright living room**

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Provenza 264 2º. 08008 Barcelona

¹ (Call to national fixed network) | ² (Call to national mobile network)



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with a **double-height kitchen-dining area**, designed to enhance the feeling of space and comfort. From the living room, you have **direct access to the terrace and garden**, a **private oasis offering peace and privacy**.

As a unique feature, the **garden includes an independent studio**, perfect as a **guest room, playroom, or inspiring workspace**.

The apartment consists of **two bedrooms**: a **spacious double bedroom** and a **smaller double bedroom**, both versatile and cozy. Additionally, it features a **modern bathroom with high-quality finishes**. The property retains **original details** such as **exposed wooden beams and high ceilings**, adding character and authenticity, while the renovation has achieved a **perfect balance between elegance and modernity**.

For year-round comfort, the apartment is equipped with **hot/cold air conditioning**.

Prime Location

Situated in one of **Barcelona's most vibrant areas**, this apartment allows you to enjoy city life with **all amenities at your fingertips**. Its excellent location places it just a **15-minute walk from Plaza Catalunya and Barceloneta Beach**, with **easy access to public transport**.

This **exclusive home** combines **history, design, and a prime location**, making it a **unique opportunity in the heart of the city**.

General Conditions

The information provided is based on third-party sources and is for informational purposes only. While considered accurate, the offer may be **subject to errors, omissions, price changes, and/or withdrawal from the market without prior notice**. Taxes related to the purchase (ITP, VAT, AJD), as well as notary and property registration fees, are the **buyer's responsibility**.

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Property Features

- Washing machine
- Air conditioning
- Equipped kitchen
- Garden
- Furnished
- Views: Garden view
- Main drainage
- Central location
- Energetic certification: E
- Balcony (m2): 55
- Dishwashing machine
- Fitted wardrobes
- Proximity: Airport, Beach, Shopping, Restaurants, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools
- Terrace
- Built year: 1900
- Automatic irrigation
- Walking distance to beach
- Irrigation System
- Solar orientation: South, East

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