



Apple Houses  
Real Estate Services

## ONE BEDROOM APARTMENT

GRACIA BARCELONA

420.000 €

Reference AH00226

Built area: 67.59 m2 (727.60 sqft)  
Usable area: 59.25 m2 (637.31 sqft)  
Bedrooms: 1  
Bathrooms: 1

New built year 2022  
Aerothermal system, Energy rating: A  
Communal rooftop area  
Building with elevator



### Description

This newly constructed apartment on the first floor of a residential building with only 5 neighbors in the charming neighborhood of Gracia offers a modern and functional design, with meticulous attention to detail. It enjoys excellent natural lighting and sunshine throughout the day. The spacious living-dining room opens onto a cozy terrace facing the rear of the building with pleasant views, while the integrated kitchen provides an open and fluid atmosphere.



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The apartment features a comfortable and bright bedroom also with access to the terrace, along with an elegant bathroom complete with shower. Additionally, the building boasts cutting-edge energy efficiency technologies, including an aerothermal system that ensures optimal comfort with minimal energy consumption. The A energy certification ensures a sustainable and environmentally friendly home. Another one-bedroom apartment for sale on the same floor offers a unique opportunity for those interested in acquiring both for investment or convenience, with the option to combine them to create a larger space or use one as a primary residence and the other as a rental investment.

#### Other information

Approximate annual property tax (IBI): €798 / year

Approximate community fee: €304 / quarter

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#### Location description

The neighborhood of Gracia in Barcelona is known for its bohemian and vibrant atmosphere. Located just north of the city center, Gracia maintains its traditional charm with cobblestone streets, tree-lined squares, and historic buildings. It's a diverse and multicultural neighborhood, full of artisan shops, cozy cafes, trendy bars, and international cuisine restaurants. Gracia also hosts numerous cultural events and festivals throughout the year, making it a popular destination for both residents and tourists. With a relaxed and welcoming atmosphere, Gracia offers an authentic and unique experience in Barcelona.



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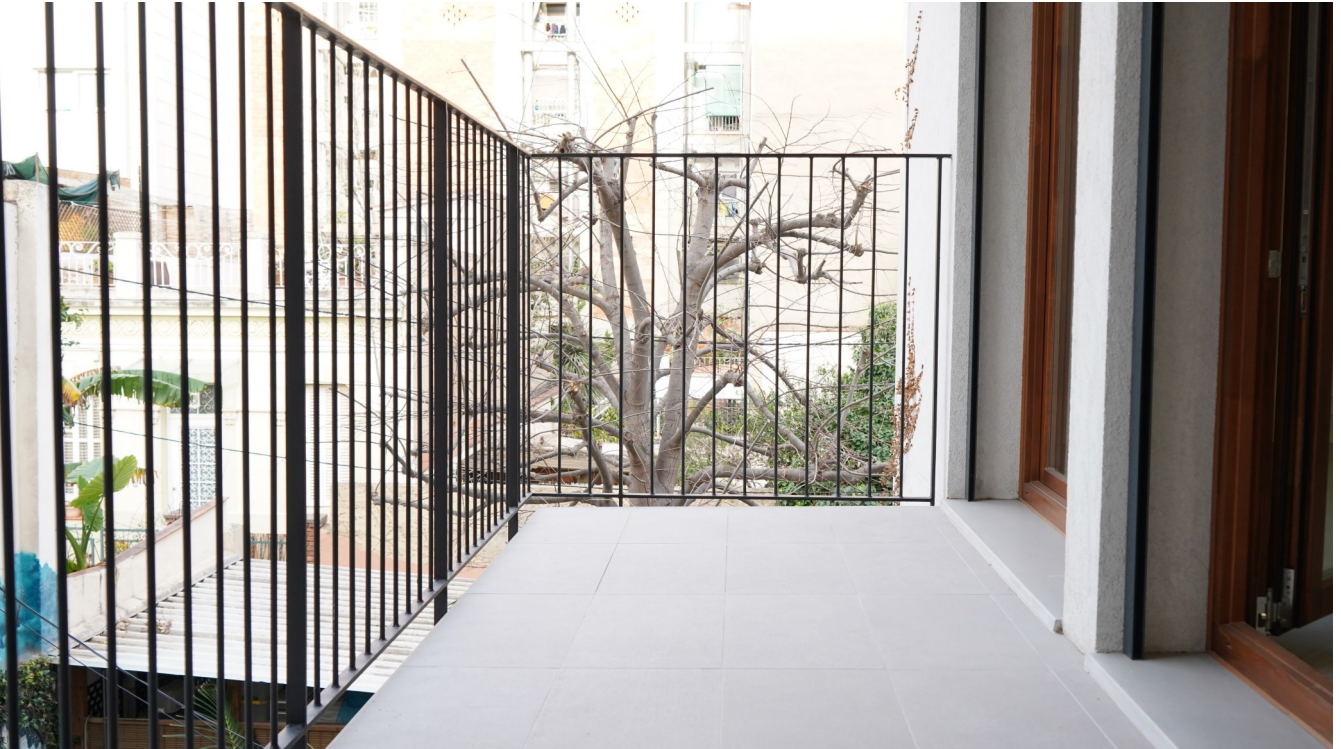


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The information provided by the agency is offered by third parties and is believed to be reliable but is not guaranteed and must be independently verified. The buyer must verify the areas, dimensions and distances since they are only approximate. The expenses of patrimonial transmission (ITP), VAT, Notary and Land Registry are not included in the sale price and are borne by the buyer.

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### DISTRIBUTION FLOOR PLAN



### ENERGY INFORMATION

