



## GROUND FLOOR DUPLEX

GRACIA BARCELONA

495.000 €

Reference AH00224

Built area: 107.21 m<sup>2</sup> (1,154.18 sqft)

Usable area: 73.50 m<sup>2</sup> (791.47 sqft)

Bedrooms: 1 (en suite)

Bathrooms: 2

New construction 2022

Aerothermal system

Energy rating A

Community area on rooftop



### Description

This ground floor duplex apartment offers a modern living experience in the vibrant neighborhood of Gracia in Barcelona. Upon entering, you are welcomed by a spacious layout that includes a bathroom with a shower, a generously sized living-dining area with an integrated kitchen, and expansive windows that flood the space with natural light.

Ascending a beautiful staircase, you'll find the bedroom area, an open space completed with a designated wardrobe space and an additional bathroom with a shower.



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Built in 2022, the apartment and the entire residential building, comprising just 5 neighbors, are brand new, promising contemporary amenities and fixtures. Residents also have access to a communal rooftop terrace, perfect for enjoying open views.

Additionally, the building features a ventilated facade system that enhances insulation and contributes to its energy efficiency rating of "A". Combined with aerothermal climate control, this feature ensures optimal comfort while minimizing energy consumption, aligning with modern sustainability standards.

Situated on a tranquil street, the apartment is conveniently located near various shops and services, offering convenience and comfort for modern urban living.

Other informations

Property tax approx: 1.090/ year

Community fee approx 409 € /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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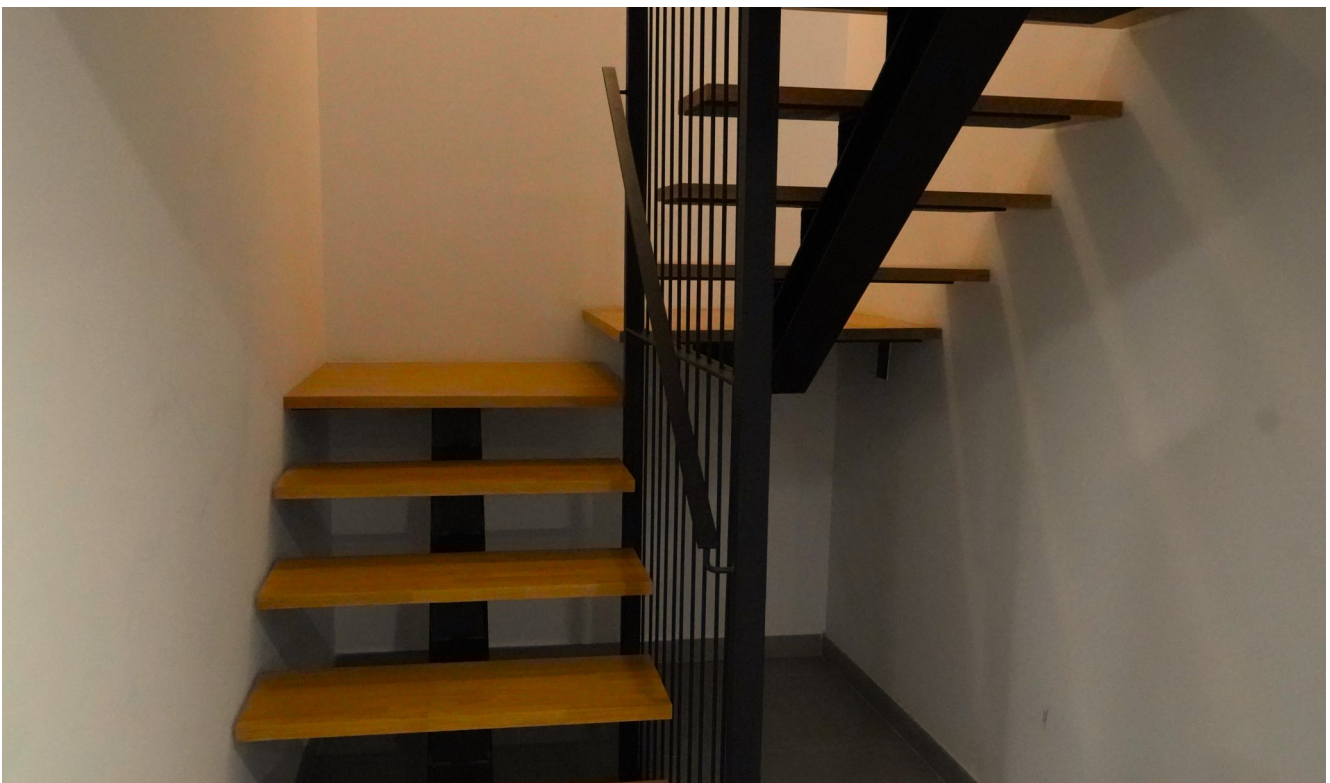


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Distribution floor plans

Ground floor



Mezzanine floor

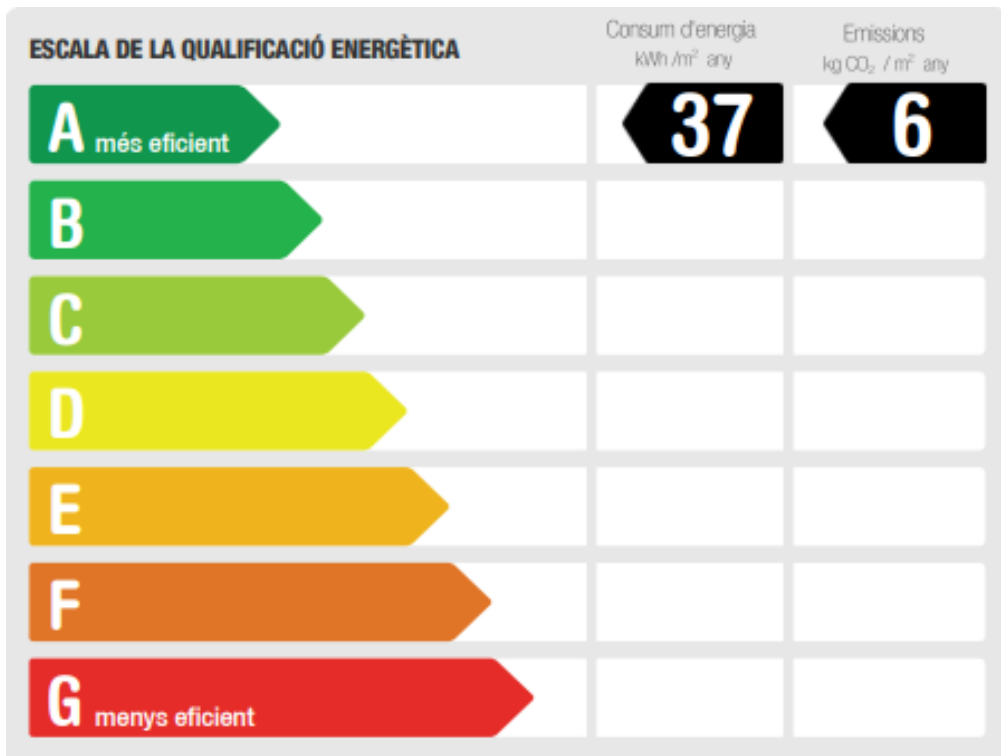




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#### Energy Information



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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