

## BEAUTIFUL DOWNTOWN APARTMENT IN A STUNNING BUILDING

Born / Barcelona

### Price

€760,000

Sur. built	88 m <sup>2</sup>
Sur. util	72 m <sup>2</sup>
Bedrooms	2
Bathrooms	2
Energy classification	C
Energy performance index	45.00 kw h/m <sup>2</sup> year
Emissions rating	B
Emissions	8.00 co/m <sup>2</sup> year
Year of construction	2021
Floor	3

✓ Air conditioning

✓ Lift

✓ Concierge

✓ Heating

✓ Furnished

✓ Built in closets



## Born / Barcelona

Tucked away on the 3rd floor of a beautifully preserved heritage building, this fully renovated 2-bedroom, 2-bathroom apartment offers a serene retreat in the vibrant heart of El Born, one of Barcelona's most historic and dynamic neighborhoods.

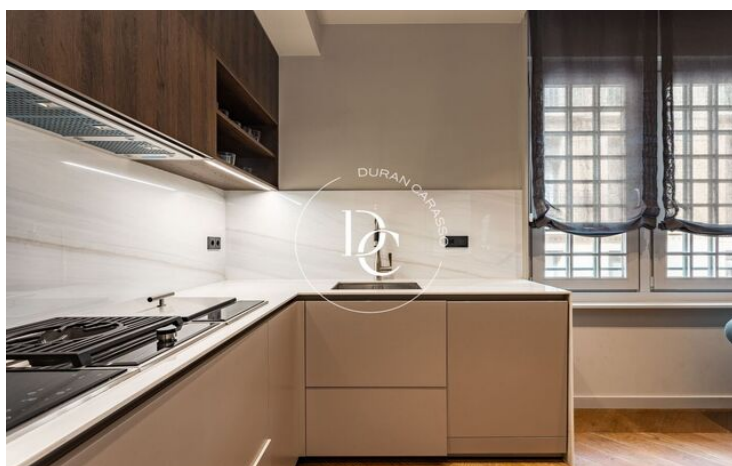
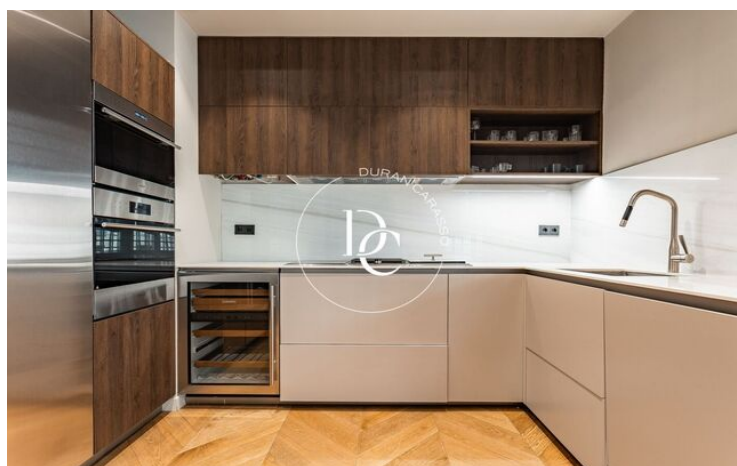
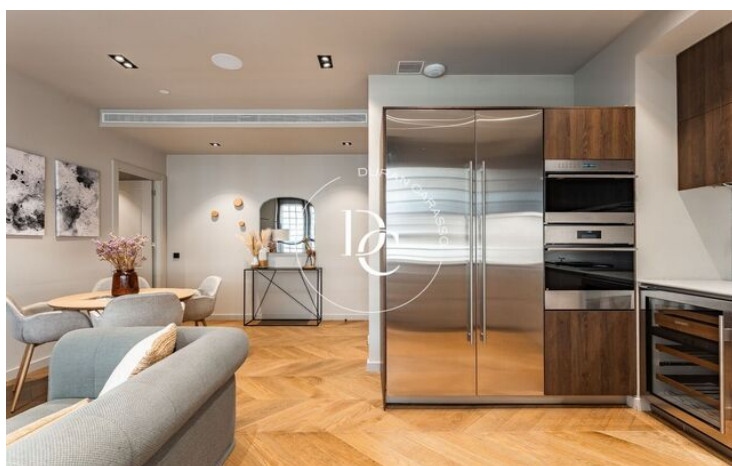
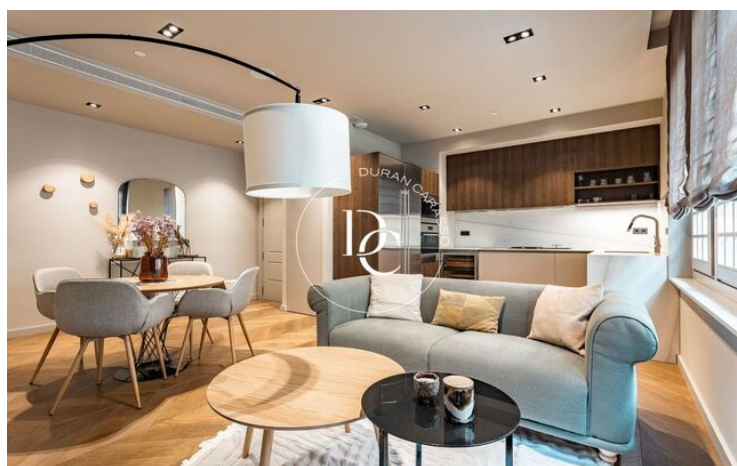
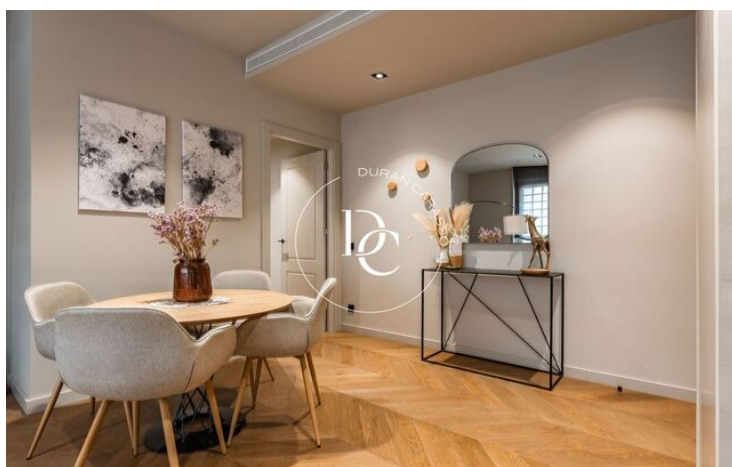
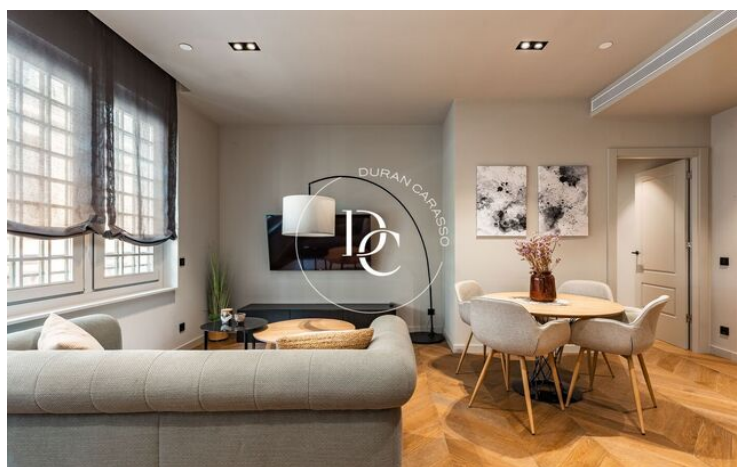
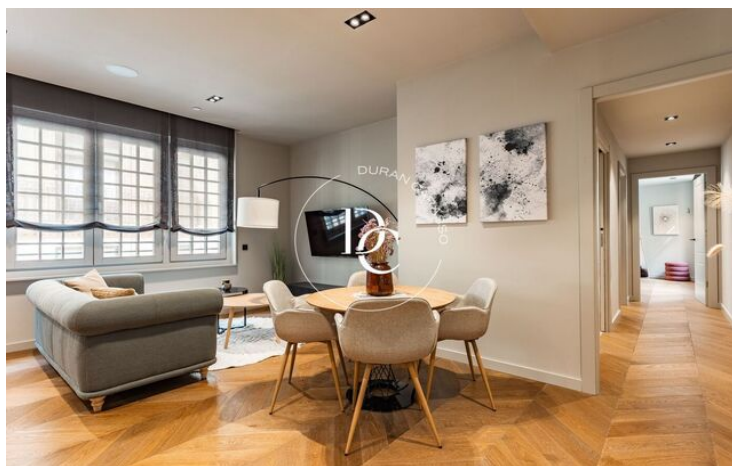
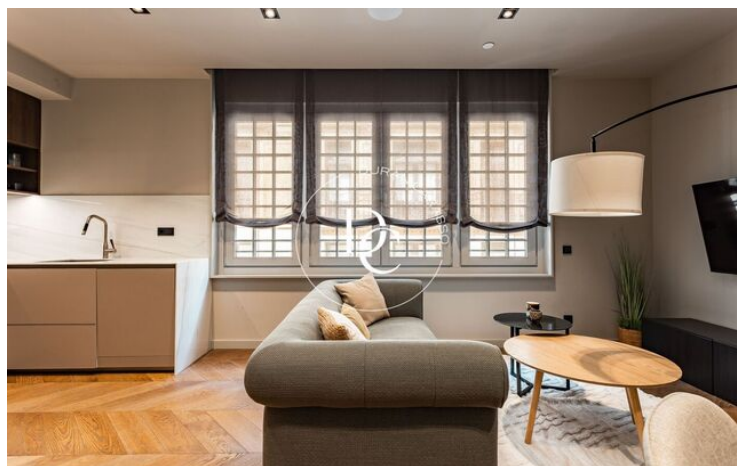
Blending contemporary comfort with timeless charm, the apartment features heated floors, double-glazed windows with top-tier noise reduction, and integrated air conditioning for year-round comfort. Every detail has been thoughtfully considered to create a calm, elegant, and deeply zen atmosphere.

The spacious layout is ideal for both relaxing and entertaining, with high ceilings, natural finishes, and a soothing color palette that enhances the sense of tranquility. The fully equipped kitchen and modern bathrooms complement the overall refined aesthetic.

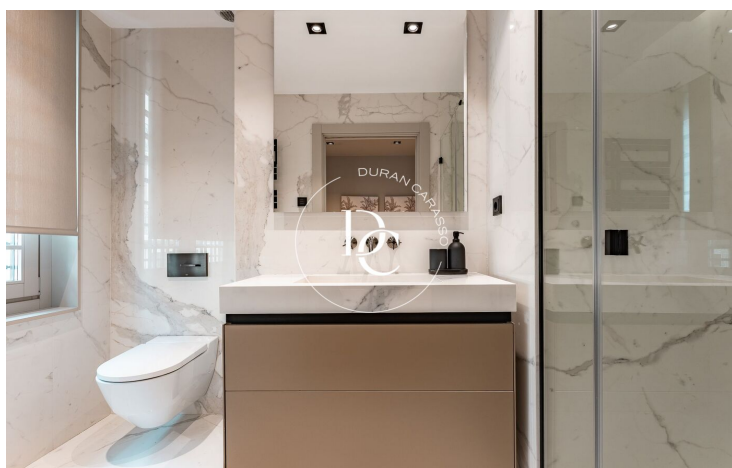
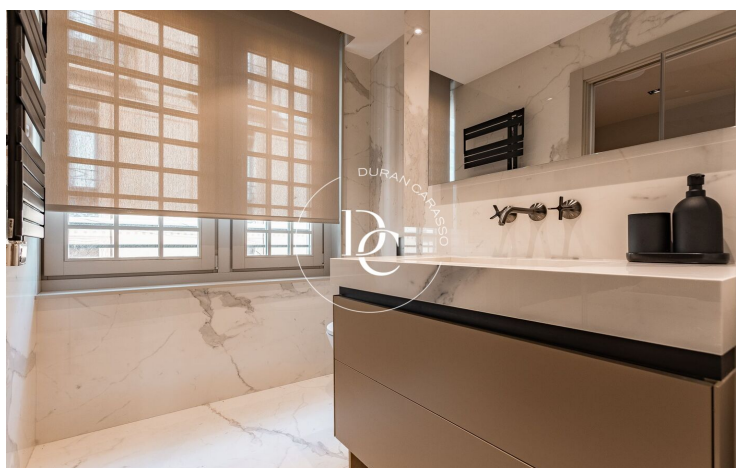
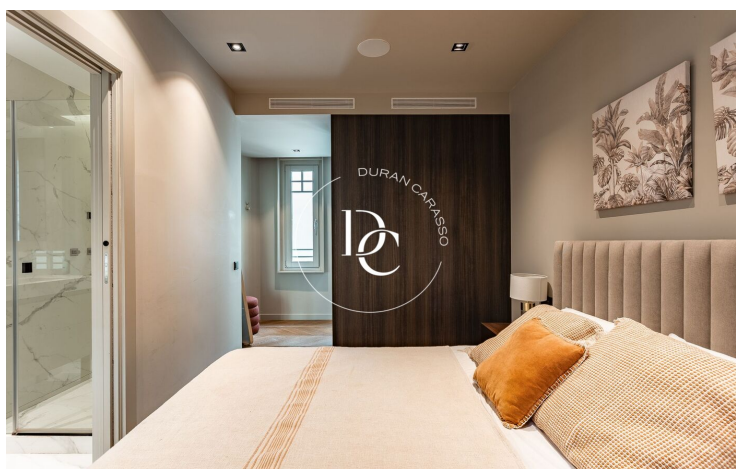
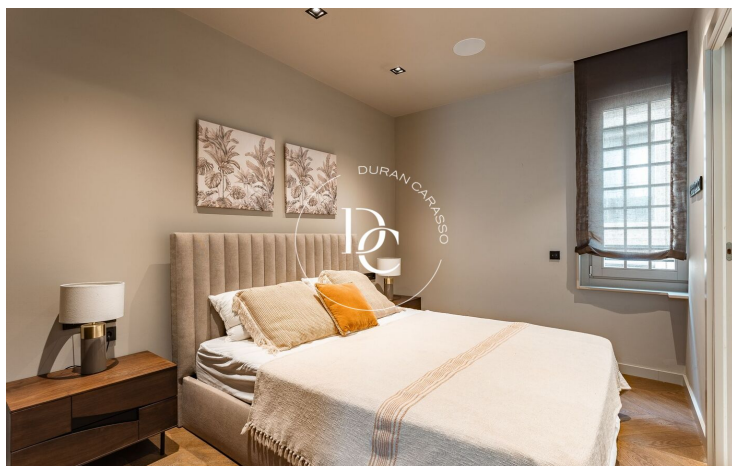
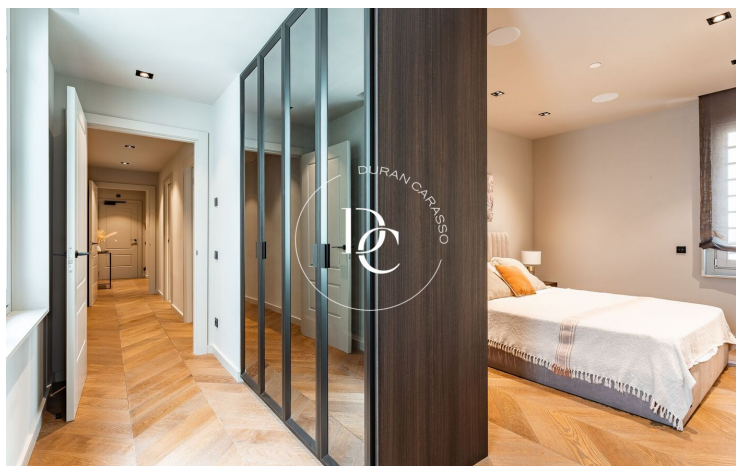
Just steps from the port, Parc de la Ciutadella, and some of the city's most iconic monuments and museums, this location is unmatched. Whether you're looking for a stylish second residence, an urban pied-à-terre, or a sound investment opportunity, this apartment checks every box.

Set within a building that forms part of Barcelona's protected architectural patrimony, it offers a rare blend of historical prestige and modern living in the city's thriving cultural core.









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