



## APARTMENT TO RENOVATE ON THE ICONIC PASSEIG DE SANT JOAN

La Dreta de l'Eixample / Barcelona

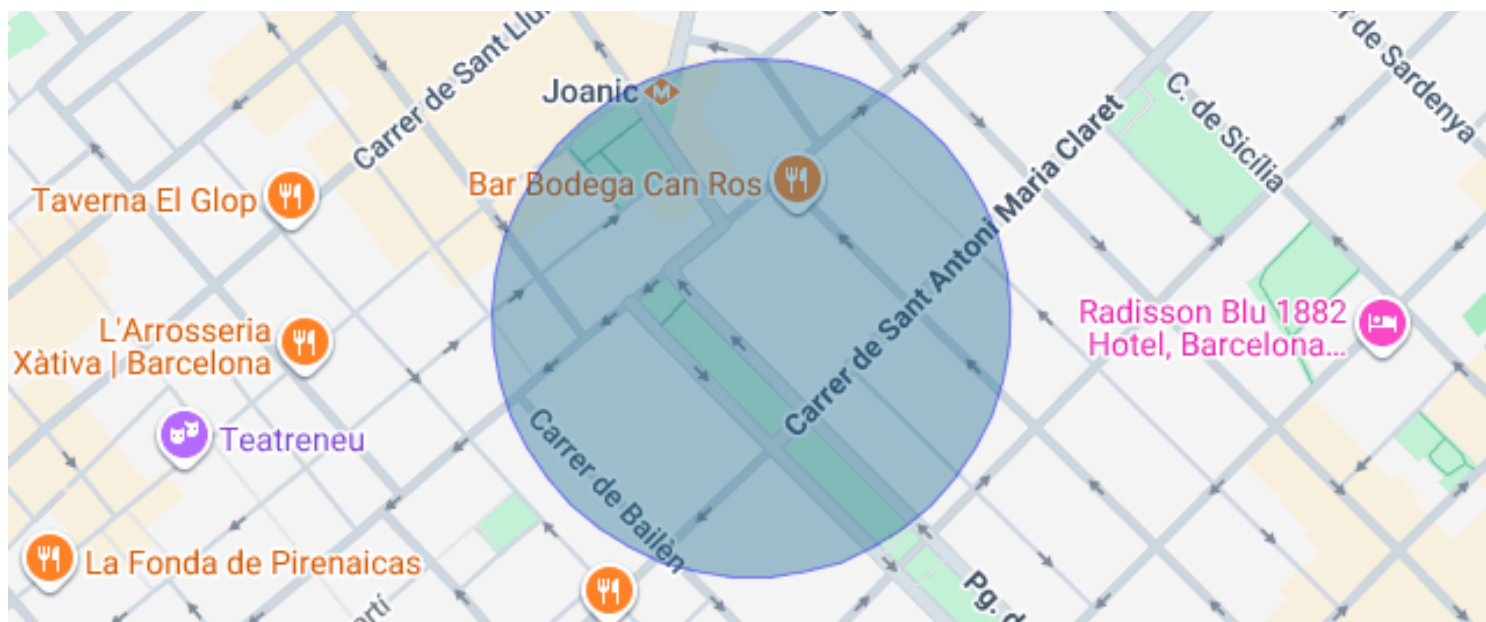
### Price

€530,000

✓ Lift

✓ Outside

Sur. built	121 m <sup>2</sup>
Sur. util	107 m <sup>2</sup>
Bedrooms	3
Bathrooms	2
Energy classification	Pending
Emissions rating	Pending
Year of construction	1940
Floor	bj



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Durán Carasso presents this magnificent property to renovate, located on an exterior ground-floor unit with direct access to the street with a total surface area of 131 m<sup>2</sup>. It stands out for its high ceilings and enormous potential to be transformed into a unique home full of character.

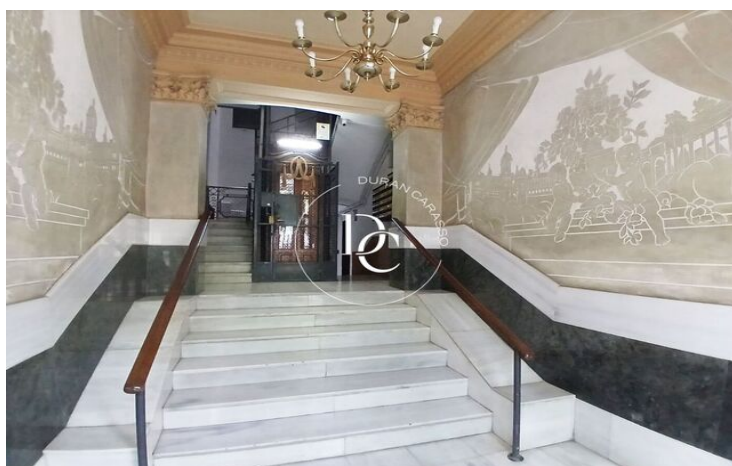
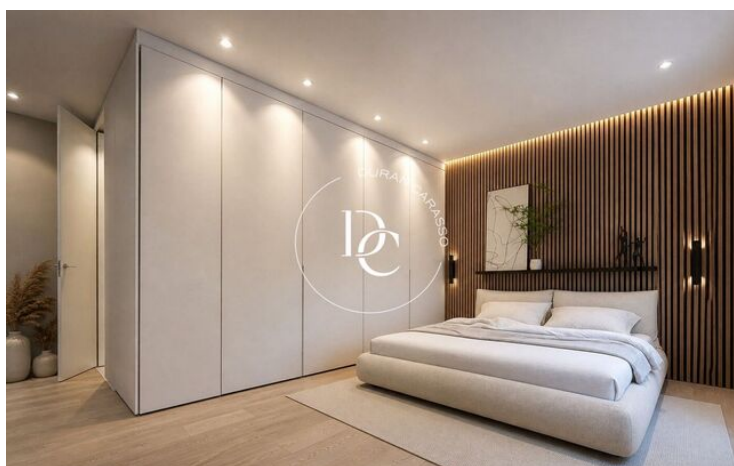
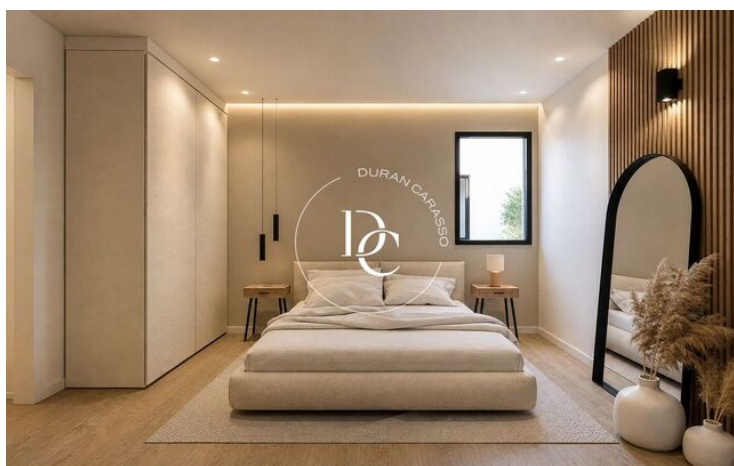
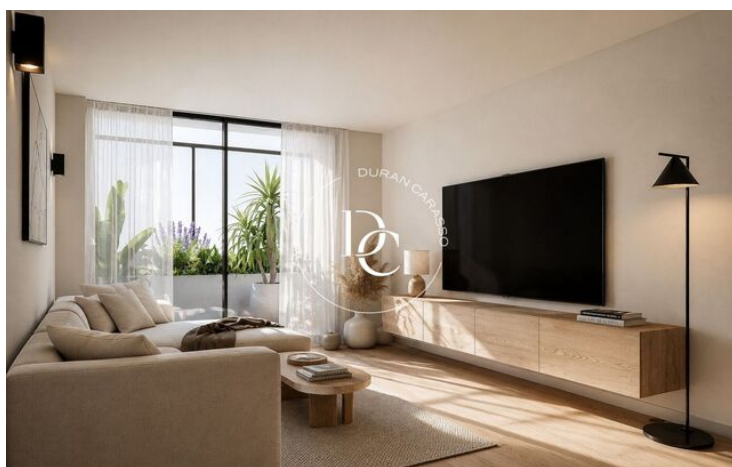
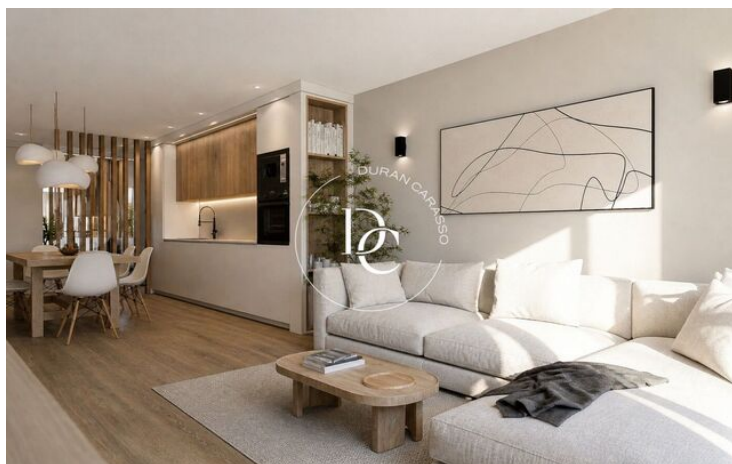
The property is currently distributed into 3 bedrooms, 2 full bathrooms, and a separate kitchen with access to an exterior patio. Its layout allows for a complete redesign of the spaces to create a modern, functional home full of personality.

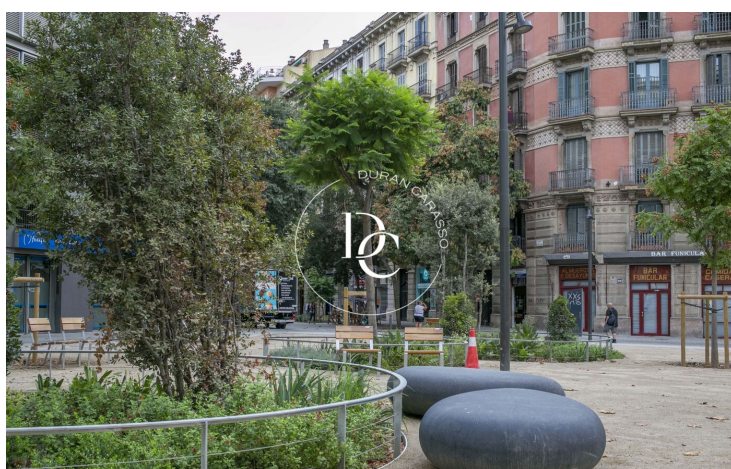
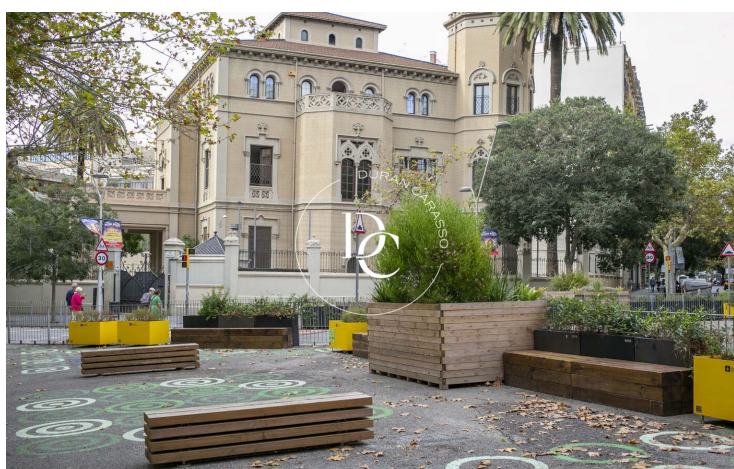
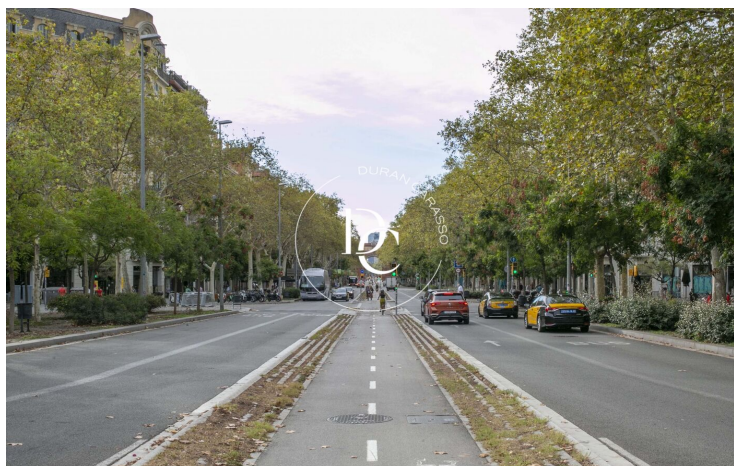
Located in an elegant period building with a lift, this property preserves the charm of classic architecture combined with modern comforts. Additionally, upon request, an exclusive full renovation project is available (not included in the price), designed to enhance the character of the property and help visualize its full potential from the outset.

This is an excellent opportunity both for those looking to create a tailor-made primary residence in one of the most sought-after areas of the city, and for investors seeking high returns in a strategic location.

The property enjoys a privileged location on Passeig de Sant Joan, one of Barcelona's most desirable avenues, known for its vibrant atmosphere and wide range of services. In the surrounding area, you will find a great variety of shops, restaurants, cafés, green spaces, and excellent public transport connections, ensuring comfort and quality of life.

In short, a unique property with great potential, located in an unbeatable area, ideal for developing an exclusive project in the heart of the city. The images provided are renders and do not reflect the current condition of the property.





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Contact us if you want more information or to arrange a viewing.

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