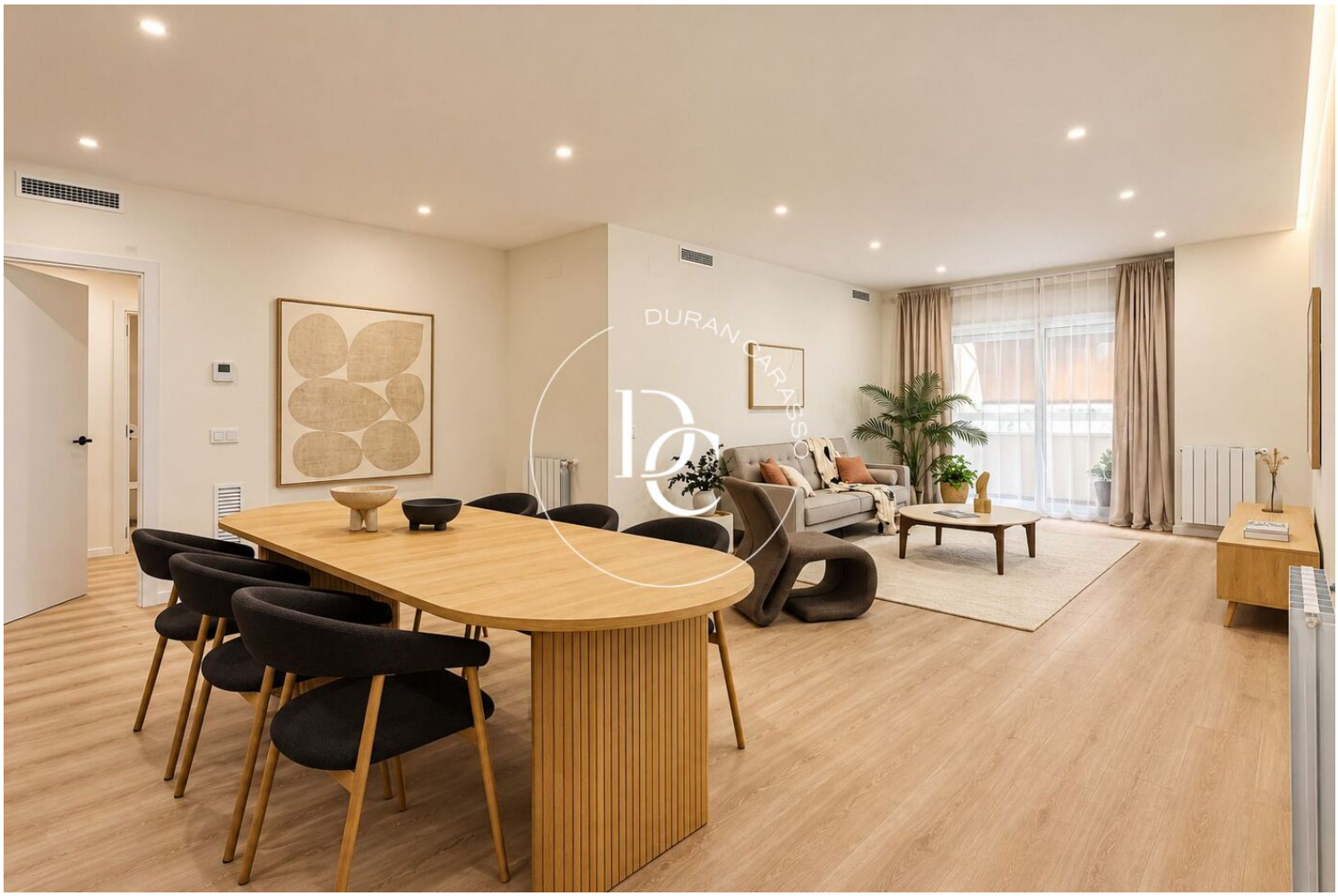
Durán Carasso
GRUPO INMOBILIARIO



RENOVATED 139 M² APARTMENT FOR SALE ON CARRER DE BRUC, DRETA DE L'EIXAMPLE

La Dreta de l'Eixample / Barcelona

Price	€1,095,000
Sur. built	139 m²
Sur. util	116 m²
Bedrooms	3
Bathrooms	2
Energy classification	E
Energy performance index	104.00 kw h/m² year
Emissions rating	E
Emissions	21.00 co/m² year
Year of construction	1976
Floor	2

- ✓ Air conditioning
- ✓ Views
- ✓ Parking
- ✓ Balcony
- ✓ Outside
- ✓ Heating
- ✓ Lift
- ✓ Terrace
- ✓ Built in closets


Casa Amàlia
Carrer de Bailèn
Guanabara
Girona
Carrer del Bruc
Tetuan
Pça. Tetuan
Museu Egipci de Barcelona
Carrer d'Aragó
Carrer de Roger

La Dreta de l'Eixample / Barcelona

Renovated 139 m² apartment for sale on Carrer de Bruc, Dreta de l'Eixample: a living room of over 36 m², three bedrooms, two bathrooms, a long balcony and parking.

The living area is one generous open space. The living-dining room, with recessed lighting and soft indirect light, opens through a wide picture window onto an awning-shaded balcony that looks out over the treetops lining the street. In the afternoon the sun comes in and fills the room with warm light.

The kitchen, open to the dining area, has a breakfast bar, stone-effect worktops, a built-in oven and microwave in a tall unit, and plenty of storage. Next to it, an inner balcony houses the laundry area.

The sleeping area has three bedrooms, all with built-in wardrobes: the main suite, over 16 m² with its own bathroom; a second double bedroom with a work corner; and a single third bedroom. Both full bathrooms combine stone-effect finishes, black fittings and backlit mirrors.

The apartment has been renovated, with light oak-tone flooring, ducted air conditioning and heating. It is on the second floor of a 1976 building with a lift, and comes with a parking space.

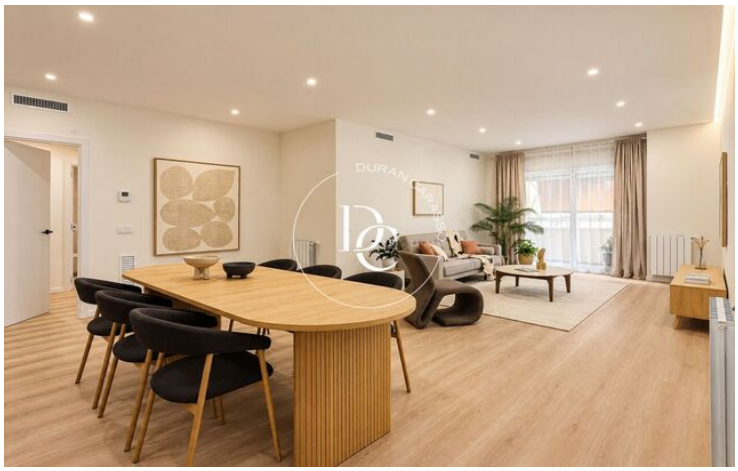
Carrer de Bruc is one of the main streets of the Dreta de l'Eixample: Modernista buildings, local shops, good restaurants and public transport just steps away, in one of Barcelona's most sought-after neighbourhoods.

Agency fees: included in the price or paid by the seller.

Purchase taxes and costs (paid by the buyer, not included in the price):

- Property Transfer Tax (ITP): subject to the rates in force in Catalonia, which are currently progressive as a general rule and are calculated by applying the following brackets to the sale price:
  - 10% up to €600,000.
  - 11% between €600,000 and €900,000.
  - 12% on the part exceeding €900,000 up to €1,500,000.
  - 13% on the part exceeding €1,500,000.
- Special cases: reduced rates and tax benefits are available for certain groups, such as the 5% rate for young people aged up to 35 buying their main residence who meet the legal income requirements, large families, single-parent families or people with disabilities, and other cases provided for in current tax legislation.
- Notary and Land Registry fees: paid by the buyer and calculated according to the official, legally regulated scales (the final amount depends on the length of the deed, the copies issued and the number of registered properties).
- Administrative agency (gestoría), optional and only if hired: professional fees according to the rates of the agency freely chosen by the buyer.
- Financing costs (if a mortgage is requested): not included in the price; the buyer will bear the costs of processing the mortgage loan that legally correspond to them (such as the property valuation and any bank fees under the terms of their lender).

Technical and identification details:





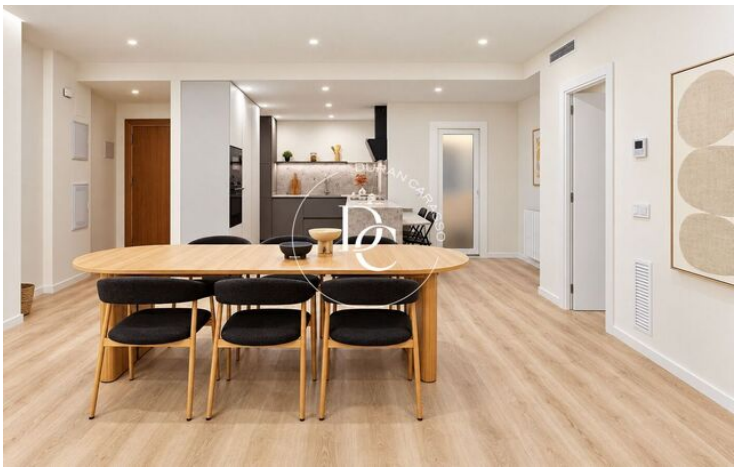



















The data of each property is not part of an offer or a contract. Statements made by Durán Carasso Grupo Inmobiliario, verbally or in writing, regarding the property, its condition, or its value, should not be considered accurate or factual. The photographs only show specific parts of the property as they were at the time they were taken. The dimensions, areas, and distances provided are approximate and should be verified by the client. Computer-generated images are only an indication of the possible appearance of the property and may change at any time. Information regarding a property is subject to change at any time.

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

C/ Muntaner, 259
08021, Barcelona
Tel: +34 931 595 125

info@durancarasso.com
https://www.durancarasso.es