



## NEW DEVELOPMENT FOR SALE IN EL POBLENOU, BARCELONA

El Parc i la Llacuna del Poblenou / Barcelona

### PRICE UPON REQUEST

Units

9

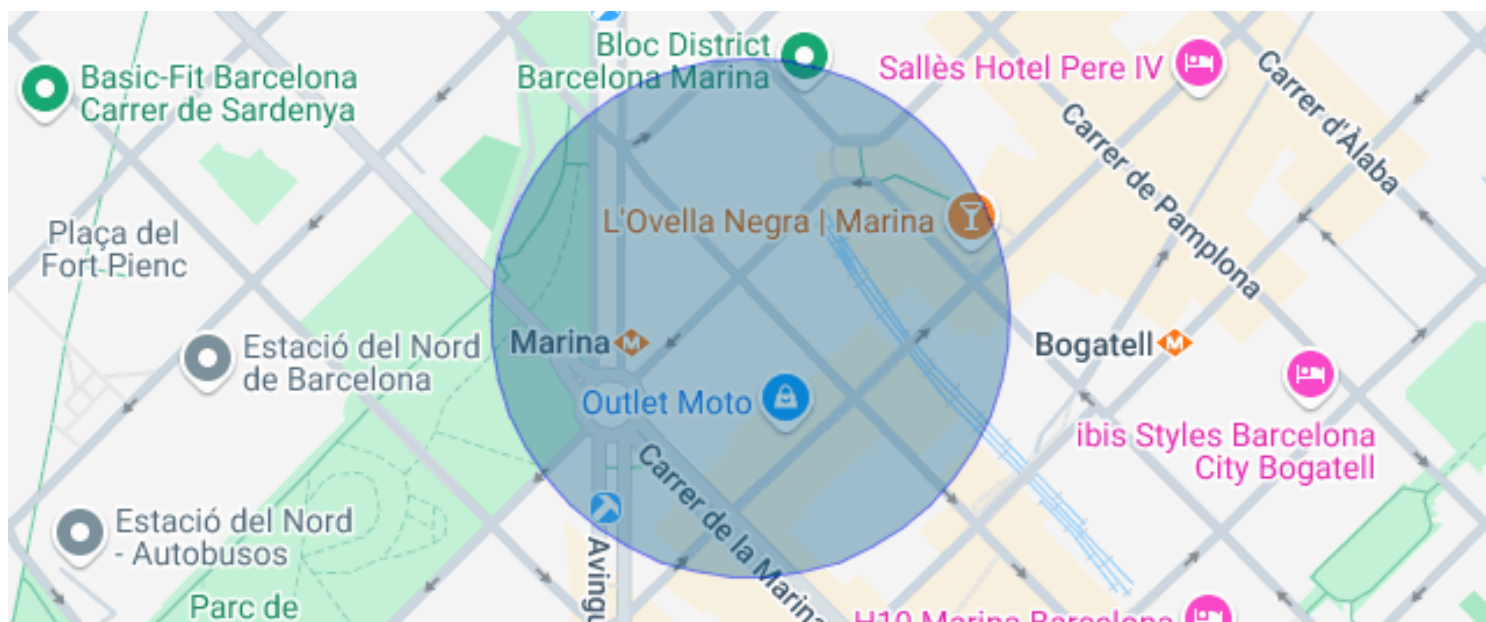
✓ Air conditioning

✓ Lift

✓ Balcony

✓ Heating

✓ Terrace



## El Parc i la Llacuna del Poblenou / Barcelona

Durán Carasso presents this new-build residential development consisting of 15 apartments and a ground-floor commercial unit in the Poblenou neighbourhood.

The project is located at Juan de Austria Street 101, in the heart of Poblenou — a well-established residential and office area, with all services and excellent connections to the historic centre of Barcelona. Just a 20-minute walk from major landmarks such as the Sagrada Família, Ciutadella Park, or Plaça de Catalunya, and equally close to the beach, promenade, and Olympic Port.

The area is well connected by metro and bus, with direct access to the 22@ innovation district.

The development includes 3-bedroom, 2-bathroom homes, all featuring balconies or terraces between 10 and 20m<sup>2</sup>. A standout penthouse boasts a 60m<sup>2</sup> private terrace.

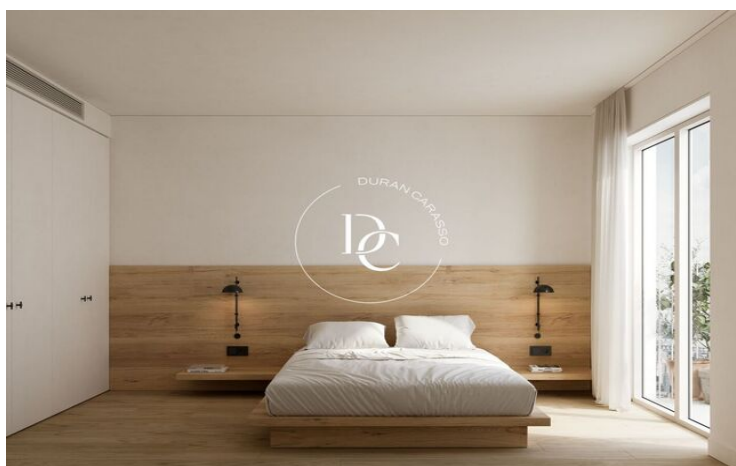
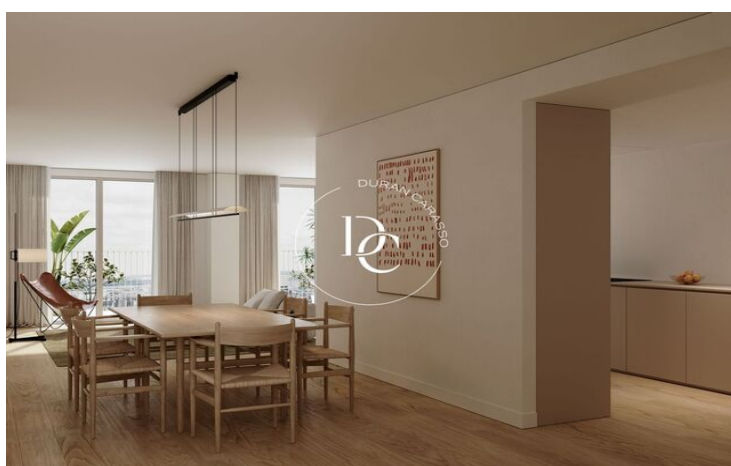
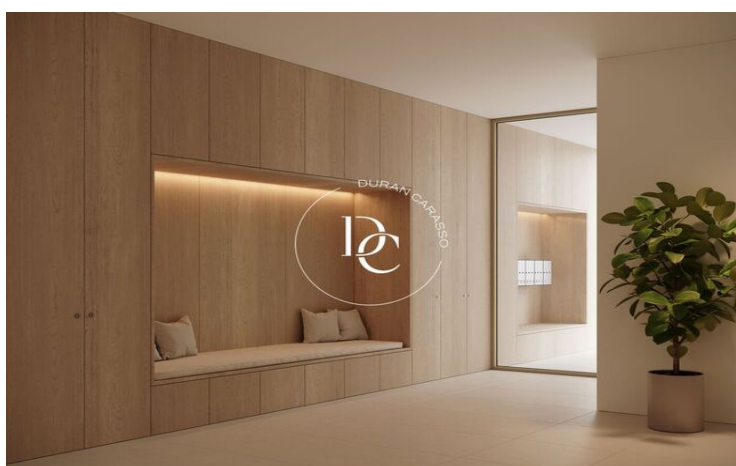
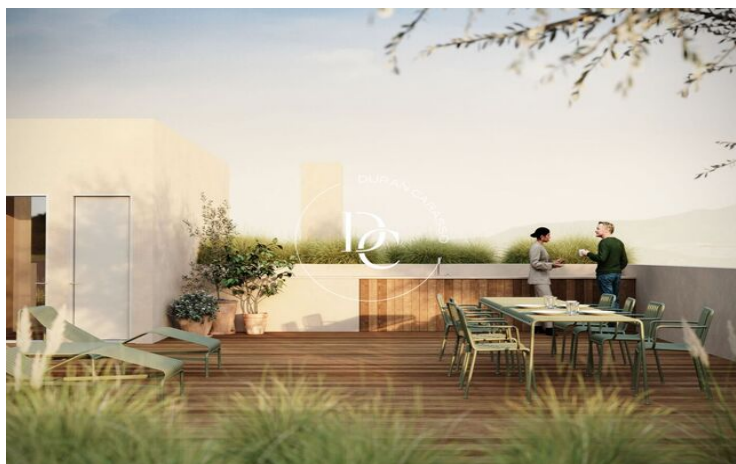
All units offer a contemporary design with open, bright spaces and large windows to maximise natural light. The homes are equipped with ducted air conditioning with a heat pump and an arothermal system for hot water.

Kitchens come fully fitted with upper and lower units, Silestone countertops and built-in appliances (hob, oven and extractor fan), and bathrooms are equipped with premium fittings by Roca.

A development that combines comfort, energy efficiency and a prime location in one of Barcelona's most dynamic districts.

## Units in this development

Type	Unit	Surface	Terrace	Bedrooms	Bathrooms	State
Flat	BAJOS -1	m <sup>2</sup> 107	m <sup>2</sup> 18	3	2	Sold
Flat	1 <sup>o</sup> -1 <sup>a</sup>	m <sup>2</sup> 92	m <sup>2</sup> 22	3	2	Sold
Flat	1 <sup>o</sup> -3 <sup>a</sup>	m <sup>2</sup> 102	m <sup>2</sup> 11	3	2	Sold
Flat	2 <sup>o</sup> -1 <sup>a</sup>	m <sup>2</sup> 92	m <sup>2</sup> 3	3	2	Sold
Flat	2 <sup>o</sup> -3 <sup>a</sup>	m <sup>2</sup> 102	m <sup>2</sup> 3	3	2	Sold
Flat	3 <sup>o</sup> -1 <sup>a</sup>	m <sup>2</sup> 92	m <sup>2</sup> 3	3	2	Sold
Flat	3 <sup>o</sup> -3 <sup>a</sup>	m <sup>2</sup> 102	m <sup>2</sup> 3	3	2	Sold
Flat	4 <sup>o</sup> -1 <sup>a</sup>	m <sup>2</sup> 92	m <sup>2</sup> 3	3	2	Sold
Flat	4 <sup>o</sup> -3 <sup>a</sup>	m <sup>2</sup> 102	m <sup>2</sup> 3	3	2	Sold



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.