Durán Carasso
GRUPO INMOBILIARIO



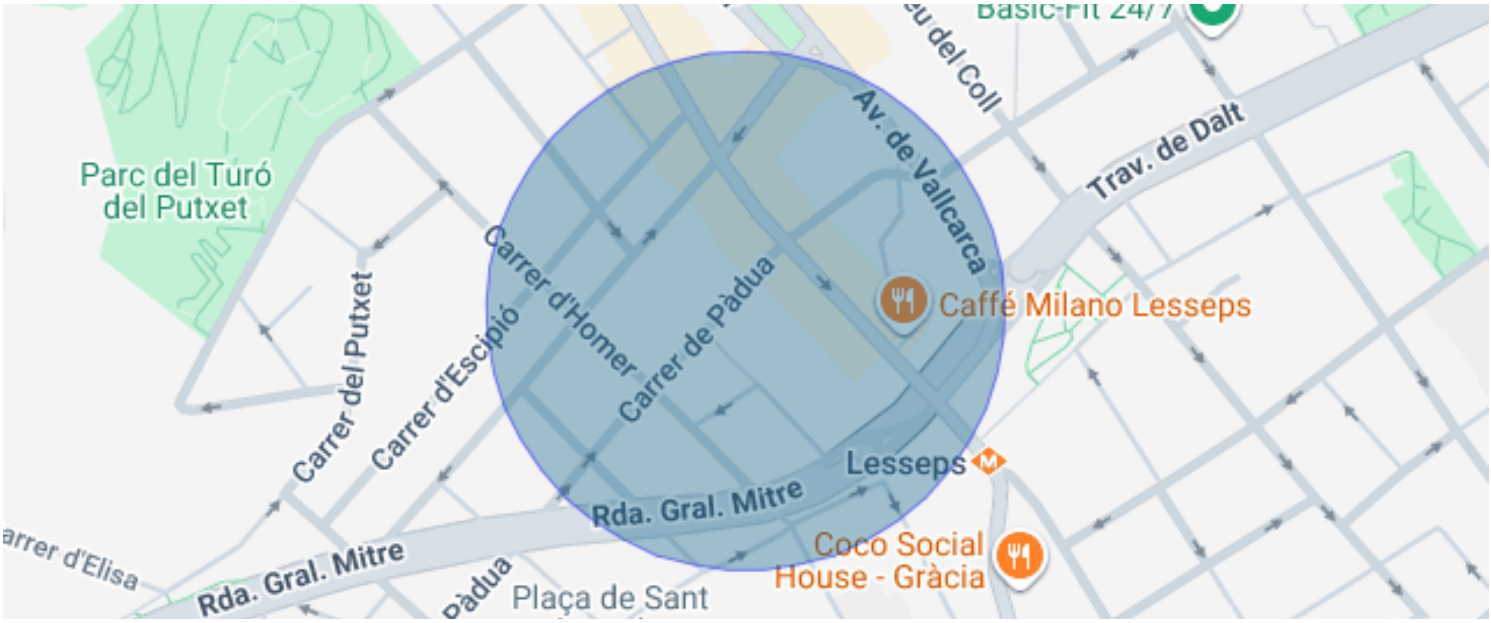
NEW-BUILD FLAT WITH PATIO FOR SALE IN EL PUTXET, BARCELONA

El Putxet i el Farró / Barcelona

Price from	€625,000
Surface	98 m² - 98 m²
Units	1

✓ Heating

✓ Lift


Basic-Fit 24/7
Parc del Turó
del Putxet
Av. de Vallcarca
Trav. de Dalt
Carrer d'Homer
Carrer de Pàdua
Caffè Milano Lesseps
Carrer del Putxet
Carrer d'Escipió
Lesseps
Rda. Gral. Mitre
Coco Social
House - Gràcia
Rda. Gral. Mitre
Plaça de Sant

El Putxet i el Farró / Barcelona

New-build flat in El Putxet with three bedrooms, an open kitchen with island, Catalan vaulted ceilings and a patio. Close to the metro, FGC trains and buses.

The living area brings together the lounge, dining room and kitchen beneath high ceilings with exposed beams and traditional Catalan vaults. Natural wood parquet runs throughout the home, except in the bathrooms. The open kitchen, with its central island, has a stone worktop, light wood and lacquered units, an induction hob, and a built-in oven and extractor hood.

The sleeping area has two double bedrooms, one of them en suite, and a third single bedroom that works well as a study or dressing room. The bathrooms are finished in soft green ceramic tiles, with a basin on a wooden countertop, a glass-screened shower and a heated towel rail.

Next to the bedrooms, a patio with timber decking extends the home outdoors. The flat has ducted air conditioning, radiator heating and a lift in the building.

El Putxet is a quiet residential neighbourhood in the upper part of Barcelona, close to restaurants, shops and green spaces.

Live where you deserve to live.

Price including 10% VAT. Breakdown: €568,181.82 (taxable base) + €56,818.18 (10% VAT).

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

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

- Stamp Duty (AJD) on the purchase: €8,522.73 (the 1.5% general rate in force in Catalonia applied to the price before VAT; reduced rates may apply depending on the buyer's profile and requirements).
- Notary and Land Registry fees for the purchase: 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), only if hired: professional fees according to the rates of the agency chosen (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 planning details:

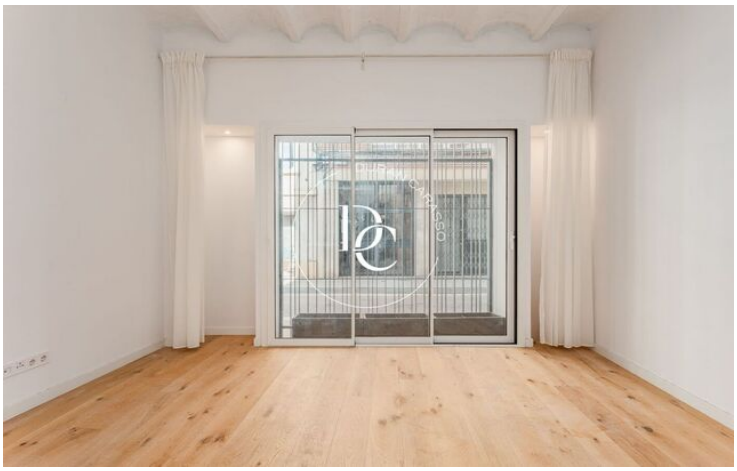
Units in this development

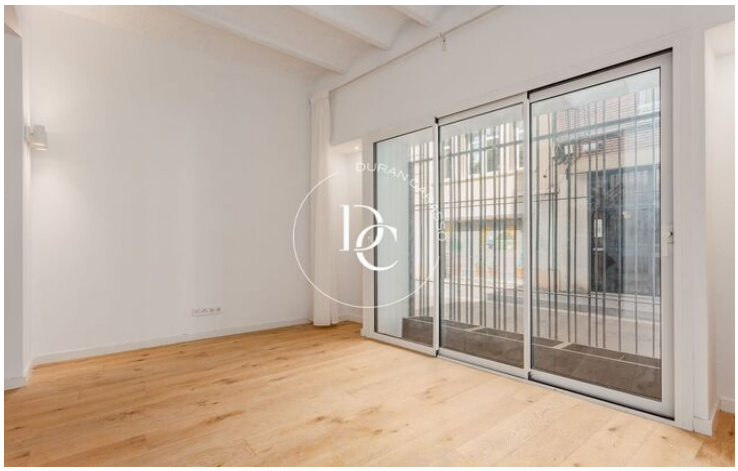
Type	Unit	Surface	Terrace	Bedrooms	Bathrooms	Price	State
Flat	BAJOS	$m^2$98	$m^2$17	3	2	€625,000	Available

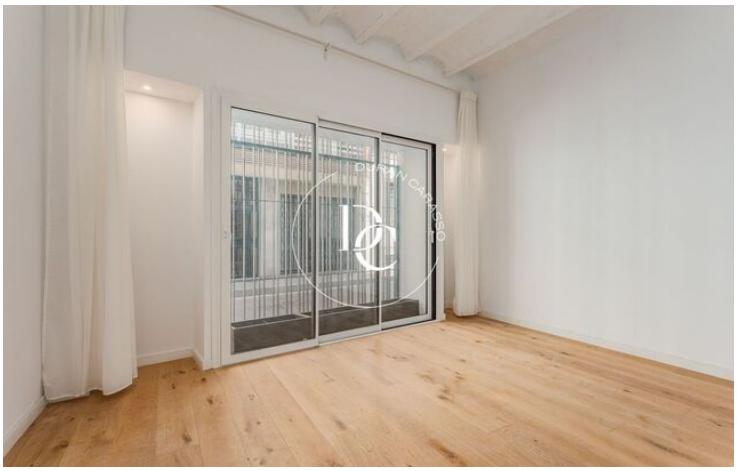






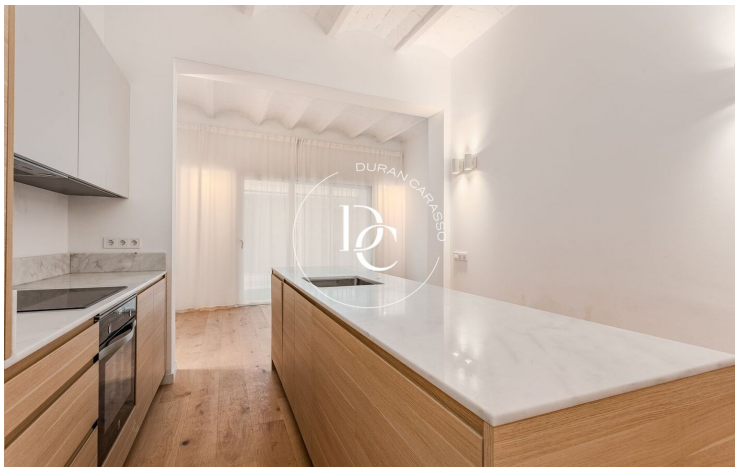
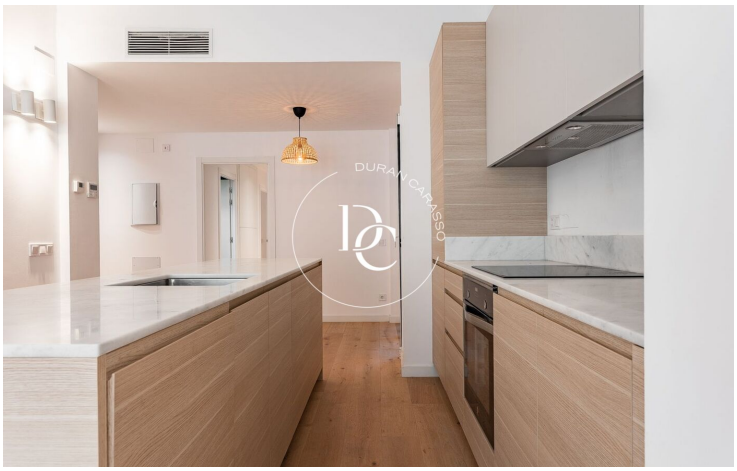














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Contact us if you want more information or to arrange a viewing.

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