

## APARTMENT WITH VIEWS AND TERRACE FOR SALE IN EL RAVAL, BARCELONA

El Raval / Barcelona

### Price

€460,000

Sur. built	93 m <sup>2</sup>
Bedrooms	3
Bathroom	1
Energy classification	F
Energy performance index	235.00 kw h/m <sup>2</sup> year
Emissions rating	F
Emissions	49.00 co/m <sup>2</sup> year
Year of construction	1930
Floor	1
Actual floor	1

- ✓ Air conditioning
- ✓ Views
- ✓ Lift
- ✓ Balcony
- ✓ Heating
- ✓ Storage
- ✓ Terrace
- ✓ Outside



## El Raval / Barcelona

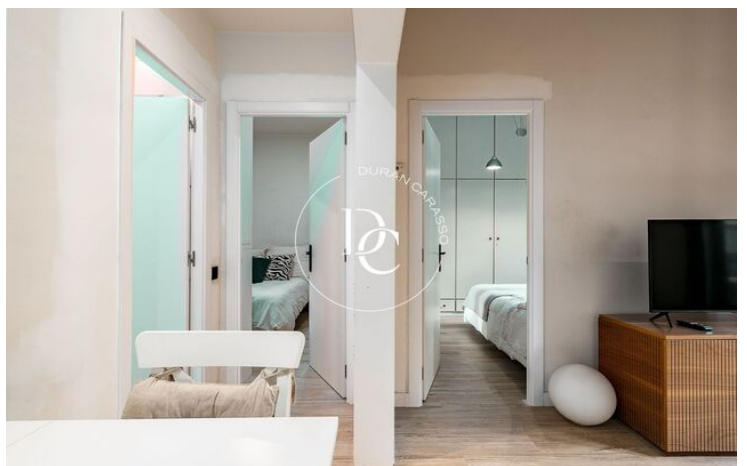
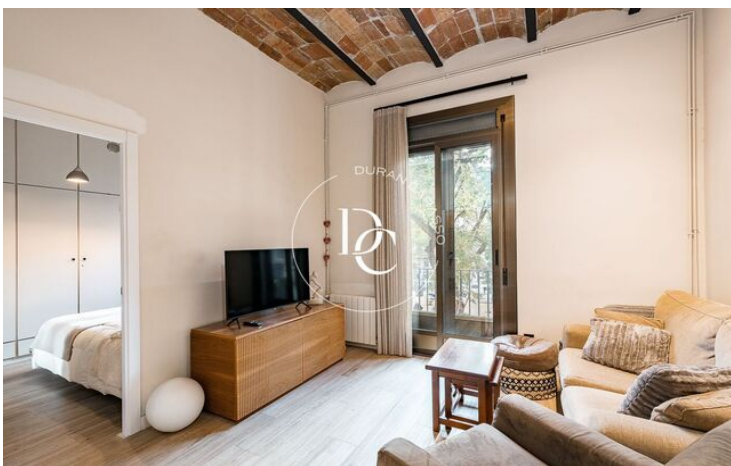
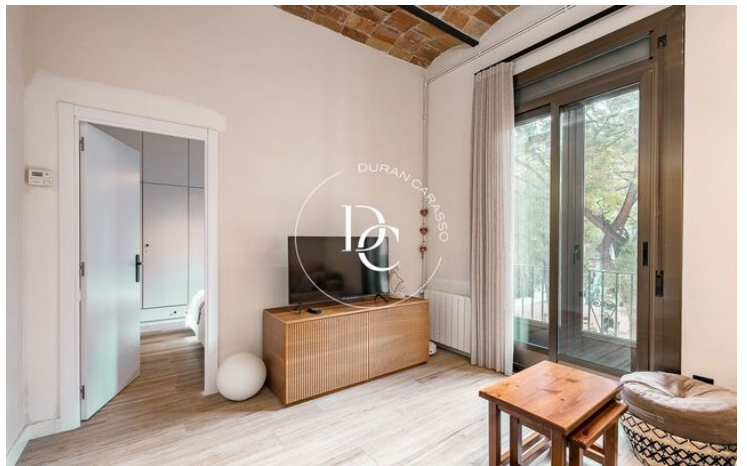
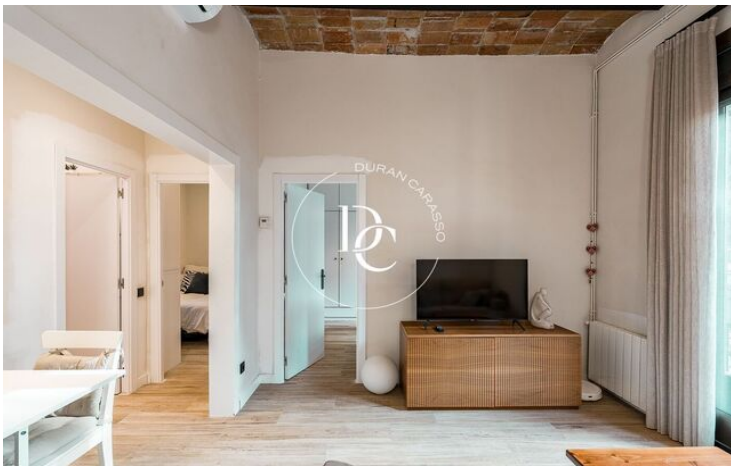
Durán Carasso presents this charming property located in the emblematic Vicenç Martorell Square, in the heart of El Raval and just a few steps from Plaza Catalunya, a prime location that perfectly combines history, urban life and strong investment potential. *Vive donde mereces vivir.*

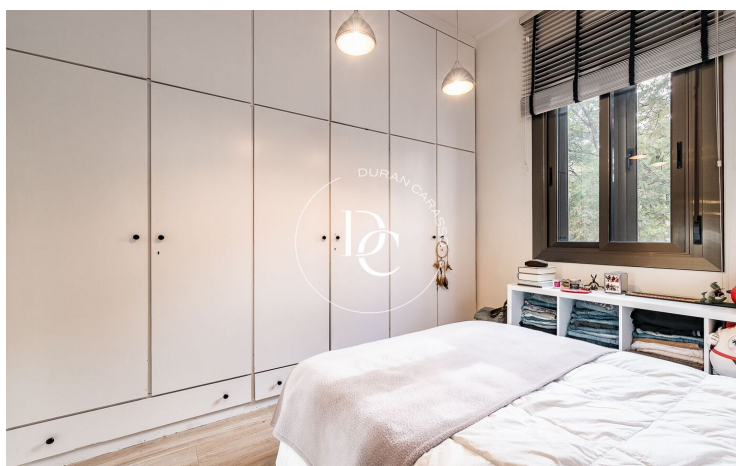
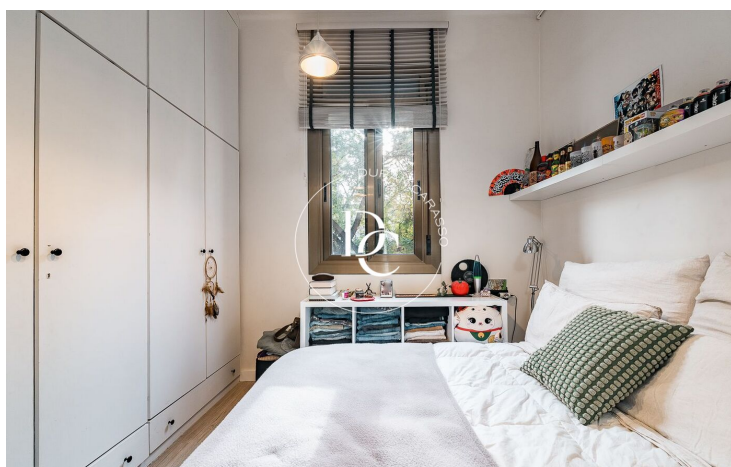
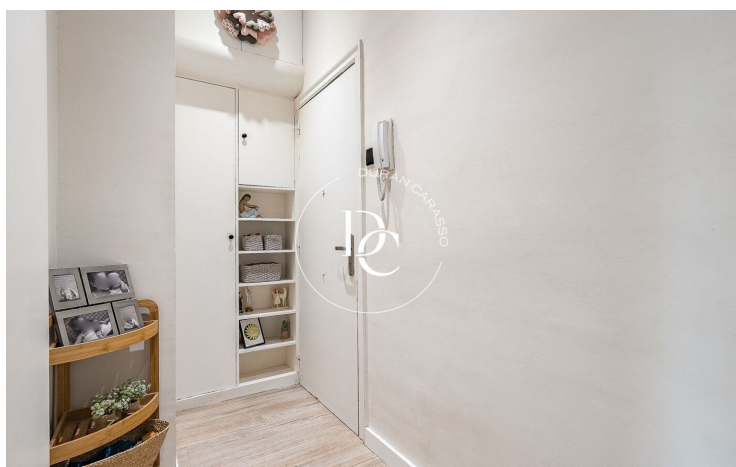
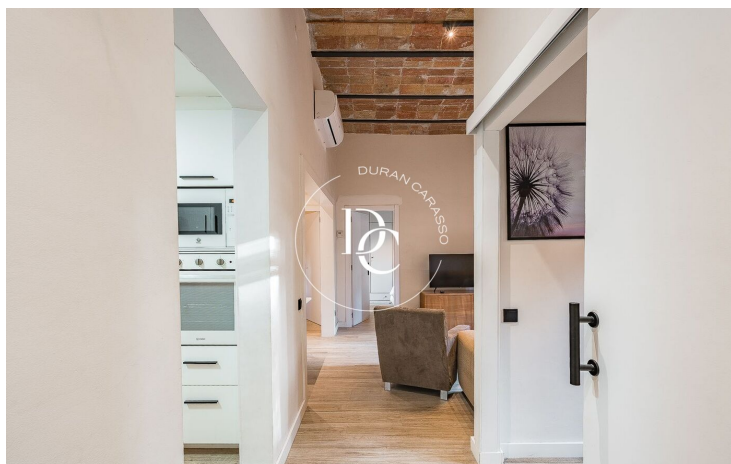
The property offers 93 sqm of built area, with 74 sqm of usable space, and features a 25 sqm rear terrace that includes a storage room and an independent studio, a highly valuable and uncommon feature in this part of the city. The home blends traditional architectural charm with modern comfort, creating a unique living space in one of Barcelona's most vibrant and sought-after neighborhoods.

The apartment comprises three bedrooms and one bathroom, providing a flexible layout suitable for family living or investment purposes. The separate kitchen is fully equipped and in excellent condition, designed for practical everyday use. The bright living-dining room opens onto a balcony with pleasant open views over the square, becoming the heart of the home. Its southwest orientation ensures abundant natural light throughout the day, enhancing warmth and comfort in every room.

Distinctive features include the traditional Catalan vaulted ceilings, which add character and authenticity, combined with synthetic parquet flooring, double-glazed windows and shutters for optimal insulation. The property is equipped with air conditioning and natural gas heating, ensuring year-round comfort. Additional amenities include a communal rooftop terrace with open city views, as well as an interior patio with a storage room and a practical independent studio, ideal as a home office or multipurpose space.

The location is simply unbeatable, surrounded by all essential services and excellently connected by metro, train and bus. The University of Barcelona, La Boquería Market and a wide range of cultural, gastronomic and commercial options are all within walking distance. A unique opportunity to live or invest in a property with history, light and an exceptional central location in Barcelona. *Vive donde mereces vivir.*





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.