Ref. RV6323

Durán Carasso
GRUPO INMOBILIARIO



DUPLEX PENTHOUSE WITH VIEWS FOR SALE ON RAMBLA DE CATALUNYA

L´Antiga Esquerra de l´Eixample / Barcelona

Price	€860,000
Sur. util	83 m²
Bedrooms	2
Bathrooms	2
Energy classification	F
Energy performance index	221.40 kw h/m² year
Emissions rating	E
Emissions	37.50 co/m² year
Year of construction	1903
Floor	7

- ✓ Air conditioning
- ✓ Views
- ✓ Furnished
- ✓ Built in closets
- ✓ Heating
- ✓ Lift
- ✓ Concierge
- ✓ Outside


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Diagonal
La Pedrera - Casa Milà
Carrer de Provença
Carrer de París
Carrer de Balmes
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Provença
La Selva Barcelona
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L´Antiga Esquerra de l´Eixample / Barcelona

Renovated duplex penthouse on the seventh floor on Rambla de Catalunya, with open views over the rooftops of the Eixample, two bedrooms, a bathroom and a guest WC.

The home occupies the top floor of a stately 1903 building with a lift and a concierge, in l'Antiga Esquerra de l'Eixample, just a short walk from Avinguda Diagonal.

The living areas are on the lower floor. The entrance hall leads to a guest WC and to a clean-lined living and dining room with bespoke white shelving and recessed lighting. Behind a glass sliding door, the separate kitchen is fully equipped with an American-style fridge, a built-in oven and microwave, a breakfast table, a sink area and access to a balcony.

A floating staircase rises from the living room to the sleeping quarters. Up here are the two double bedrooms, one of them under the eaves with a window looking out over the city's rooftops, and a full bathroom with a hydromassage shower column.

The apartment is sold renovated and furnished, with light-coloured floors, air conditioning and heating. Energy certificate: consumption F, emissions E.

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

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

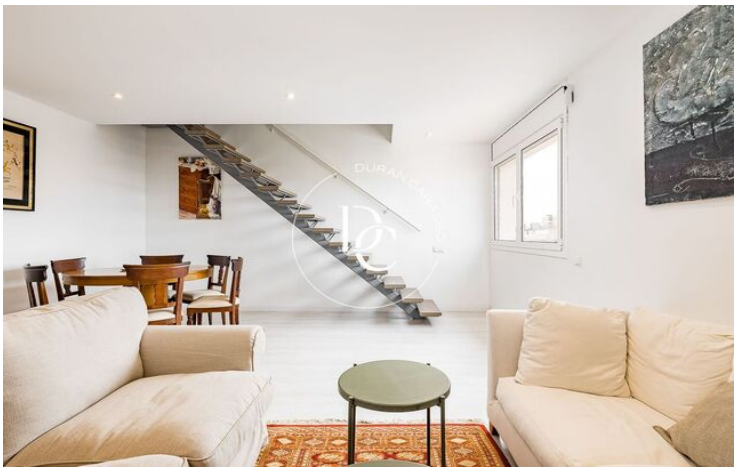
- Property Transfer Tax (ITP): subject to the rates in force in Catalonia, which are currently progressive as a general rule and are calculated by applying the following brackets to the sale price:
  - 10% up to €600,000.
  - 11% between €600,000 and €900,000.
  - 12% on the part exceeding €900,000 up 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:



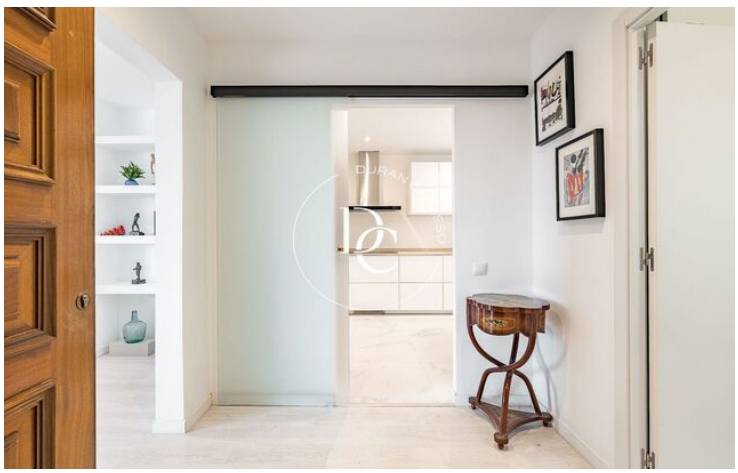


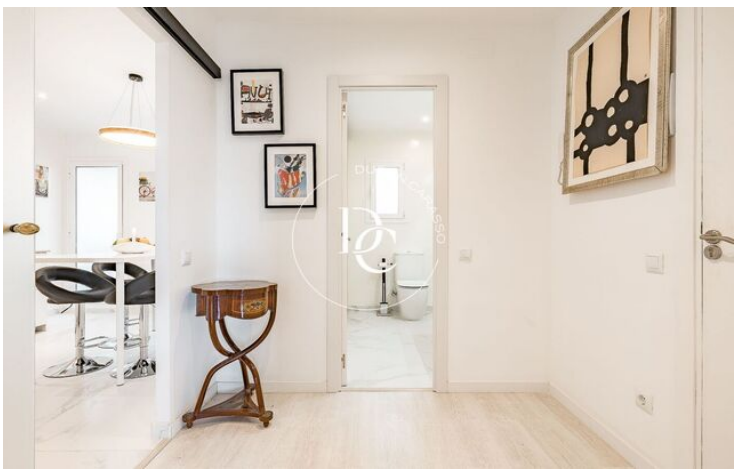




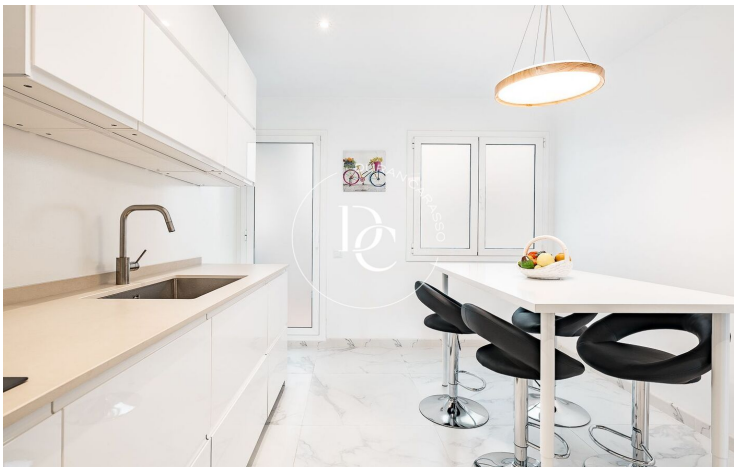












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Contact us if you want more information or to arrange a viewing.

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