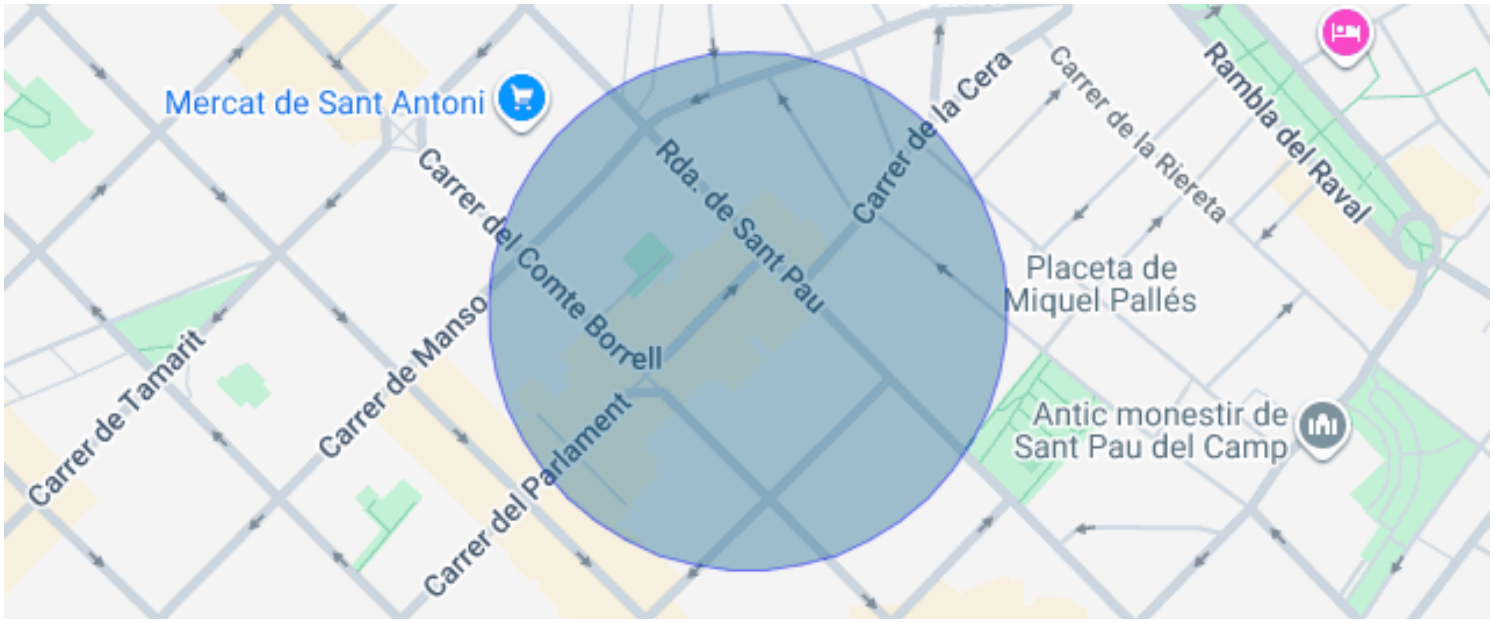


86 M² FLAT FOR SALE IN SANT ANTONI WITH A SITTING TENANT

Sant Antoni / Barcelona

Price	€282,000
Sur. built	86 m²
Sur. util	78 m²
Bedrooms	3
Bathroom	1
Energy classification	Pending
Emissions rating	Pending
Year of construction	1900
Floor	1
Actual floor	2

- ✓ Heating
- ✓ Outside
- ✓ Lift



Sant Antoni / Barcelona

An exterior 86 m² flat with three bedrooms in an 1900 building with a lift, in Sant Antoni. It is sold with a sitting tenant on a legacy rent-controlled lease (renta antigua).

A purchase designed for investors looking for a long-term asset in central Barcelona. The lease is in force; please ask us for its terms.

The flat is on the first floor, the second level in real terms, of a well-kept building. It offers a bright living-dining room, a separate kitchen, three bedrooms (one of them a double) and a full bathroom. It is in good condition and has heating.

The building stands on a quiet, semi-pedestrian street, close to schools, health centres, markets, local shops and restaurants. Sant Antoni and Poble Sec metro stations and several bus routes connect it with the rest of the city.

Live where you deserve to live.

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).

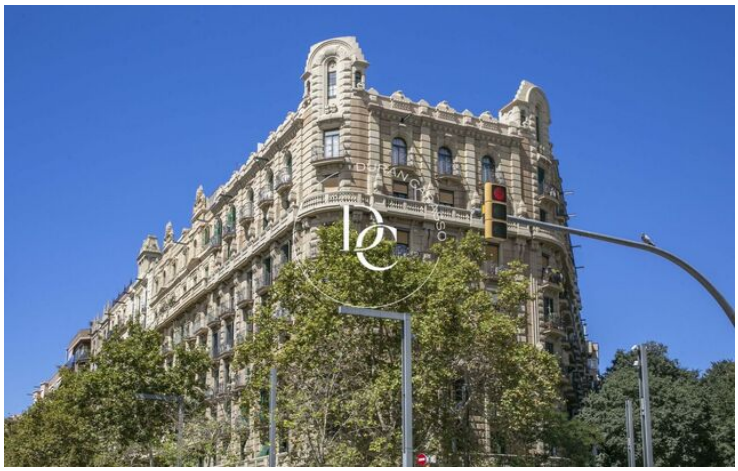
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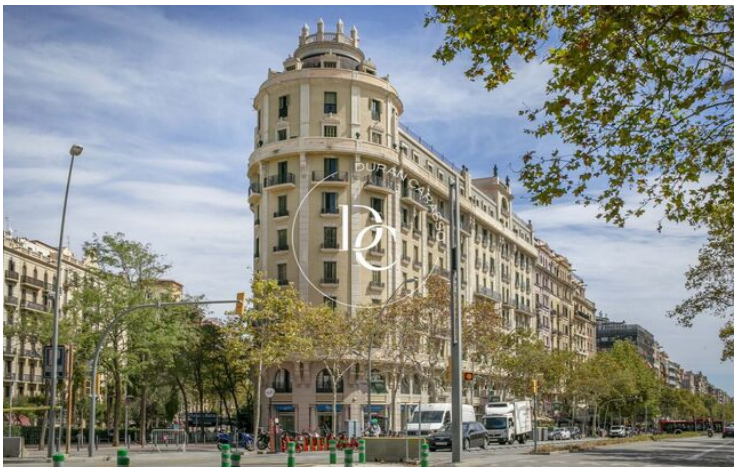








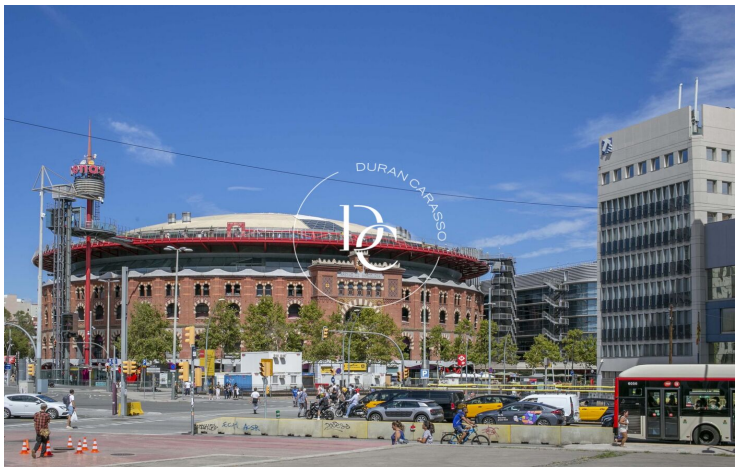


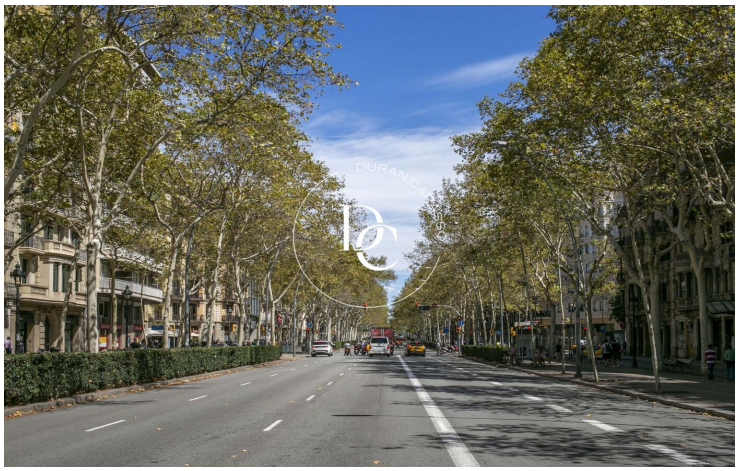
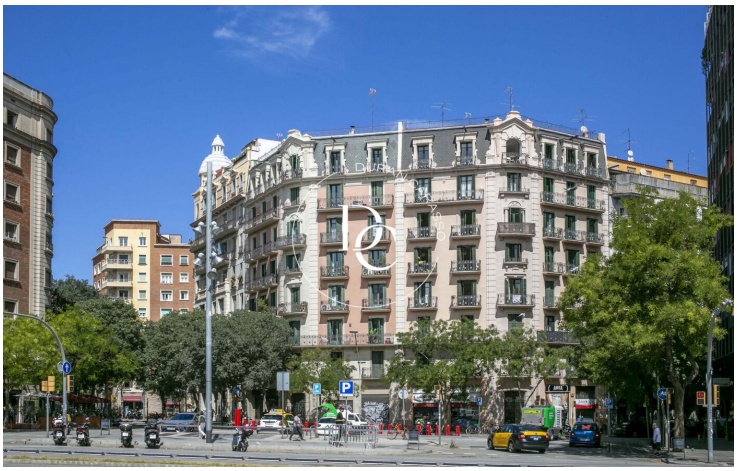
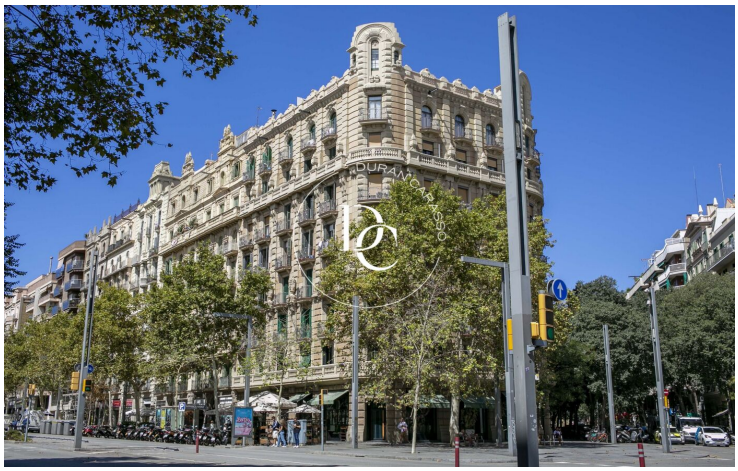






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