Hamptons
INTERNATIONAL



Calle Beat Almato, Gràcia, Barcelona

2 3

£550,000
(€630,000)

Property details



Calle Beat Almato, Gràcia, Barcelona

2 3

£550,000
(€630,000)

Key features

- **Alarm**
- **Garage**
- **Elevator**

Attributes

- **Apartment**
- **Private parking**
- **Commercial**

*Prices are subject to change, pound sterling price is converted using Bank of England exchange rates

Description

In the heart of El Coll, just minutes from the iconic Park Güell, this absolutely unique loft is presented - a singular 265 sqm property distributed over three levels with ceilings up to 8 metres high, standing out for its industrial-inspired architecture, spectacular natural light and exceptional versatility.A truly outstanding space for those who value open-plan environments, design culture and properties with strong identity.Main floor - Space, light & presenceWe enter an impressive double-height space, where exposed steel structure, large windows and oversized ceilings create a theatrical atmosphere rarely found in Barcelona.This level offers:- Spacious living and dining area with seating for 8-10 guests- Fully equipped open-plan kitchen with contemporary design and large central island- Two large double-height storage rooms- Guest toilet- Separate laundry room with washing machine and dryerThe open layout allows for the harmonious integration of art, collector's pieces or different work and living configurations.First floor - Resting areaAccessed via a striking glass staircase, the private area features:- Large master bedroom- Independent walk-in wardrobe and ample built-in storage- Closing system allowing for either open-plan living or greater privacy- Main bathroom with large walk-in shower and separate hydromassage bathtubA generous haven designed for comfort, rest and silence above the main living space.Third floor - Independence and multiple possibilitiesCurrently arranged as:- A spacious office- A large multipurpose room (guest bedroom, meeting room, second living area, etc.)- Additional full bathroomThis level also has independent access, allowing:- A fully separate professional use- The creation of a private apartment- A real possibility of dividing the property into two independent unitsAn exceptional added value for creative, professional or hybrid uses.Key features- 265 sqm over 3 levels- Ceilings up to 8 metres high- Industrial-style loft architecture- Steel structure and glass walkways- Fully equipped open-plan kitchen- Open and flexible spaces- 2 full bathrooms + 1 guest toilet- Separate laundry room- Air conditioning and natural gas heating- Two entrances: from the street and through the building- Building with lift- Parking space included in the price- Utilities connected: water, electricity and gas- Possibility to register residence addressImportant informationThe property is currently registered as office-commercial space and does not have a certificate of occupancy, which is reflected in its price positioning.Everything is legally registered and the future buyer may, if desired, apply for the habitation certificate.Both the loft and the parking space are free of any charges.ExpensesLOFT- Community fees: €349.50 (every four months)- Property tax: €302.00 (every four months)- Waste tax: €269.93 (per year)PARKING- Community fees: €36.00 (every four months)- Property tax: €14.21 (every four months) #ref:CBES2805







*Prices are subject to change, pound sterling price is converted using Bank of England exchange rates

international@hamptons.co.uk
+44 (0)20 8618 4551









*Prices are subject to change, pound sterling price is converted using Bank of England exchange rates

international@hamptons.co.uk
+44 (0)20 8618 4551









*Prices are subject to change, pound sterling price is converted using Bank of England exchange rates









*Prices are subject to change, pound sterling price is converted using Bank of England exchange rates

international@hamptons.co.uk
+44 (0)20 8618 4551









*Prices are subject to change, pound sterling price is converted using Bank of England exchange rates









*Prices are subject to change, pound sterling price is converted using Bank of England exchange rates





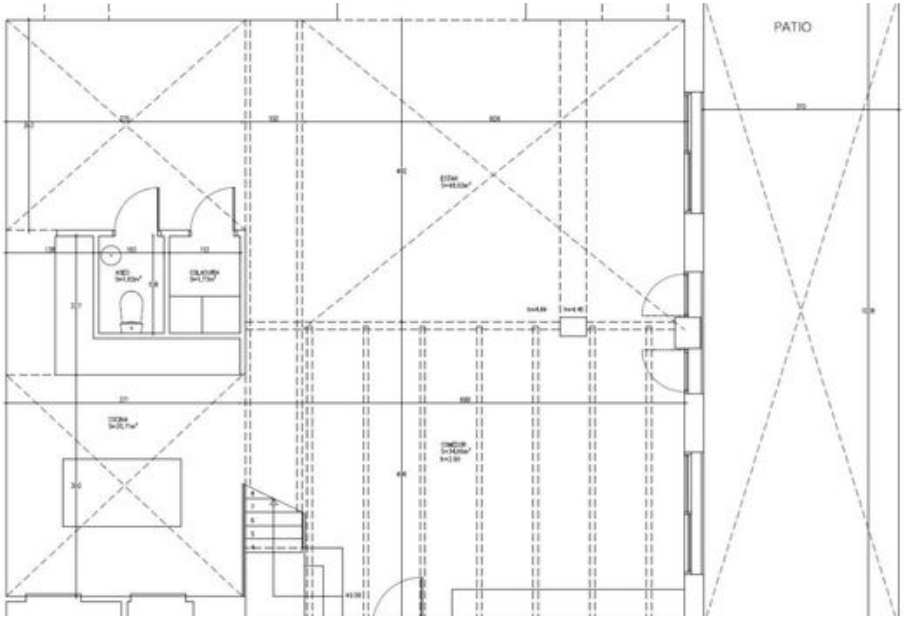


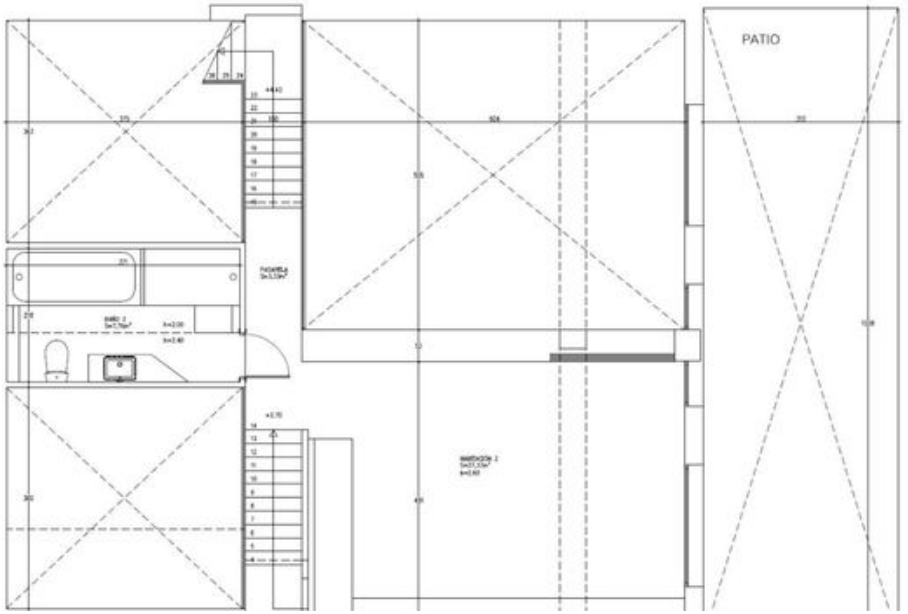


*Prices are subject to change, pound sterling price is converted using Bank of England exchange rates



Floor plan

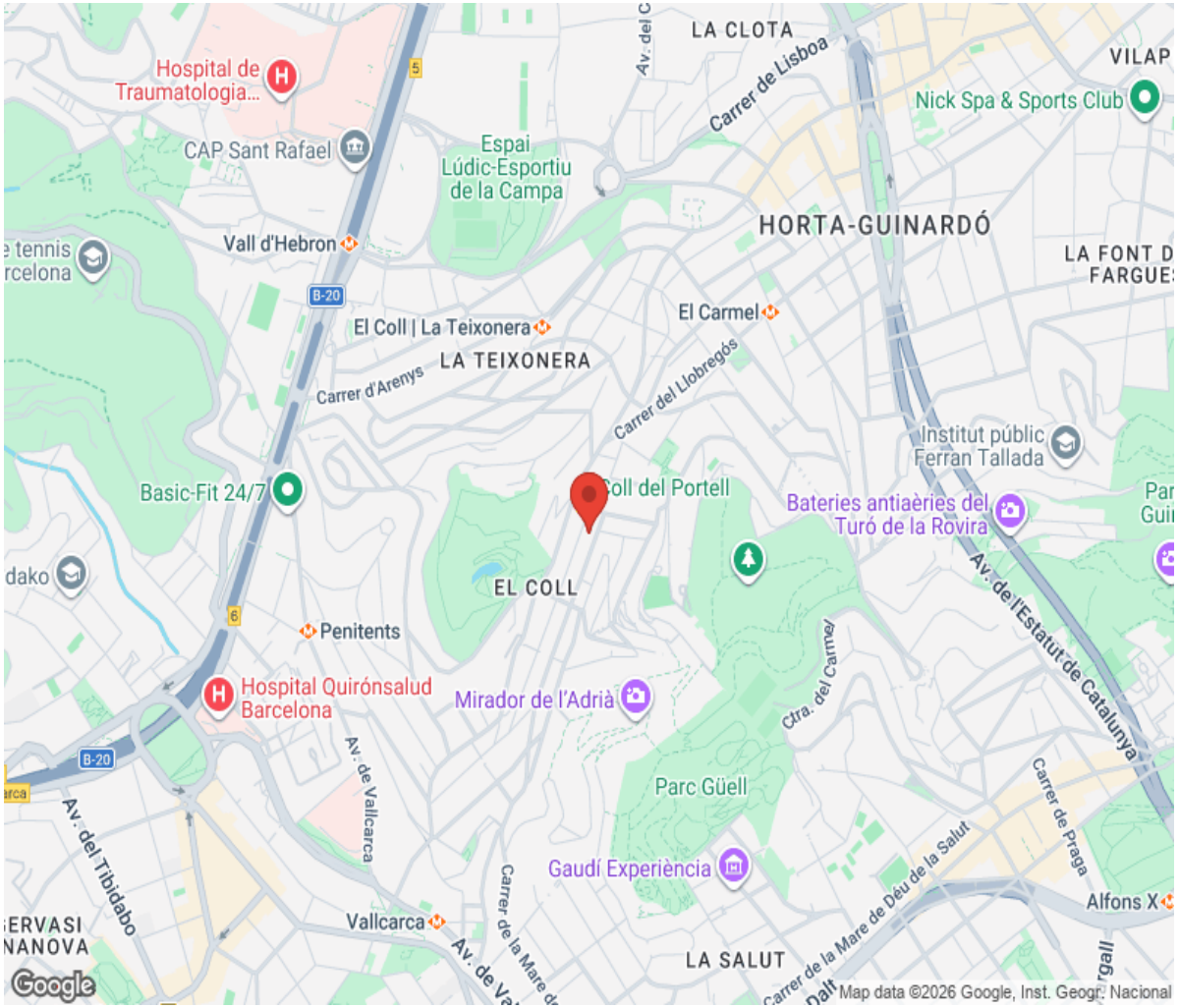




*Prices are subject to change, pound sterling price is converted using Bank of England exchange rates

international@hamptons.co.uk
+44 (0)20 8618 4551

Location





Hamptons

INTERNATIONAL

+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com