

# Hamptons

INTERNATIONAL



**Gran Via Corts Catalanes, Eixample, Barcelona**

5 🏠 2 🛏

**£660,000**

**(€750,000)**

## Property details



### Key features

- Air Conditioning
- Balcony
- Alarm

### Attributes

- Apartment

## Gran Via Corts Catalanes, Eixample, Barcelona

**£660,000**  
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## Description

Coldwell Banker Prestige presents this opportunity in Dreta de l'Eixample, just 30 meters from Passeig de Gràcia, one of the most sought-after locations in Barcelona. The property offers 95 m<sup>2</sup> of interior space plus a private terrace of approximately 20 m<sup>2</sup>, a rare outdoor space in the city center. It is located on a real 4th floor without elevator and benefits from dual east-west orientation, providing good natural light and ventilation. The apartment currently holds an active tourist license, making it an excellent opportunity for investment. Originally the property featured 5 bedrooms and 2 bathrooms and is currently divided into two independent units, although legally it remains a single registered property. The apartment requires renovation, offering multiple possibilities to redesign and adapt the space according to the buyer's needs.

**MAIN FEATURES** Dreta de l'Eixample 30 meters from Passeig de Gràcia 95 m<sup>2</sup> interior Private terrace of approx. 20 m<sup>2</sup> 4th floor without elevator East-west orientation Active tourist license Currently divided into two units Single registered property Property to renovate Original layout of 5 bedrooms and 2 bathrooms

Sale price: €750,000 The indicated price does not include taxes or purchase costs. The purchase will be subject to the Property Transfer Tax (ITP), which depending on the buyer's situation may range approximately between 5% and 20% of the purchase price. Additional costs include notary fees (approx. €1,500) and land registry fees (approx. €500), as well as mortgage-related costs if financing is required. Estimated total purchase price: approximately between €790,000 and €902,000, depending on the applicable tax rate and financing conditions. For more information or to arrange a viewing, please contact Coldwell Banker Prestige. Reference: CBES2879 #ref:CBES2879

















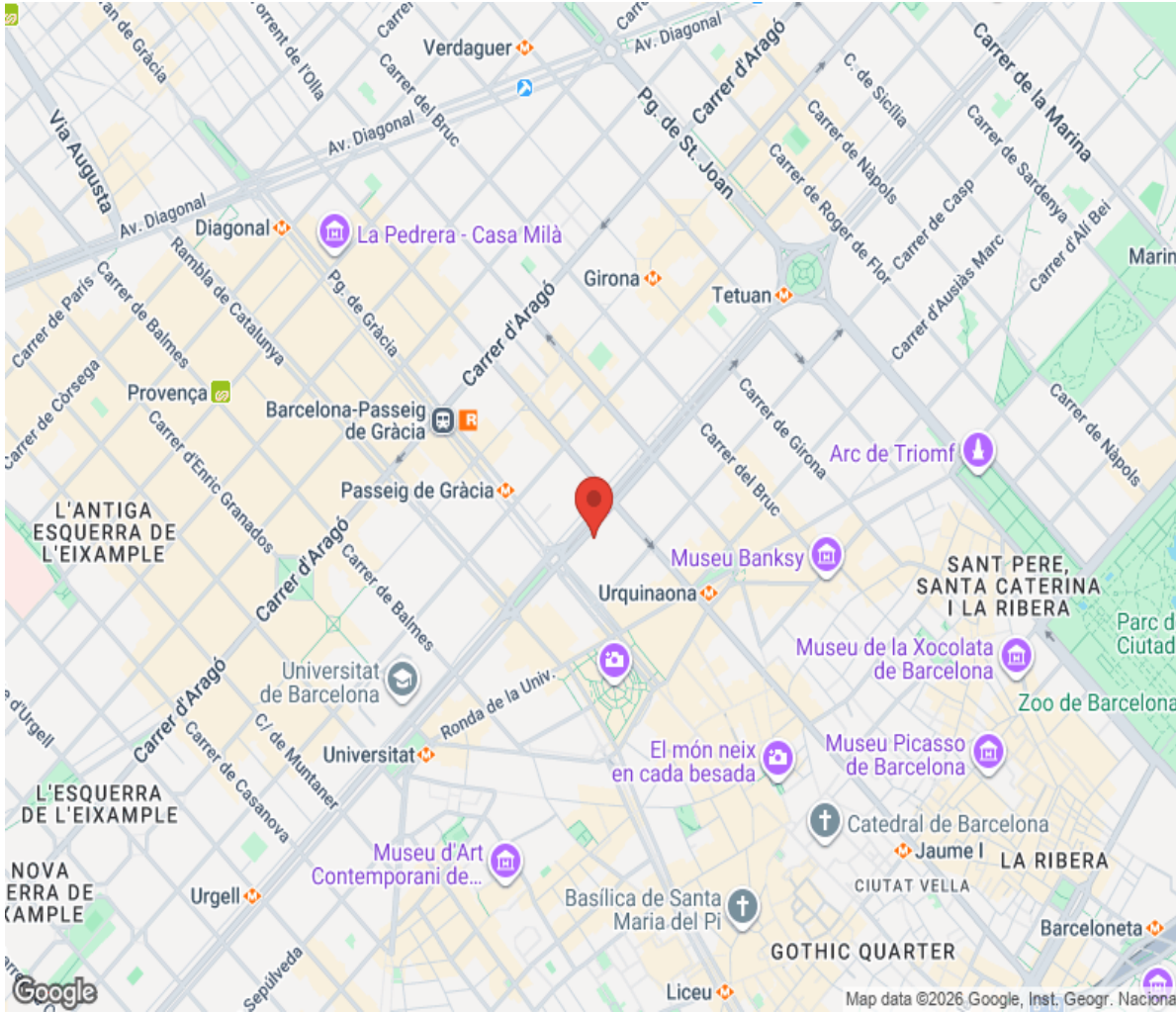








# Location



**Hamptons**

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