Hamptons
INTERNATIONAL



Calle Torrent De L'Olla, Gràcia, Barcelona

5 2

£630,000
(€750,000)

Property details



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Key features

- **Elevator**

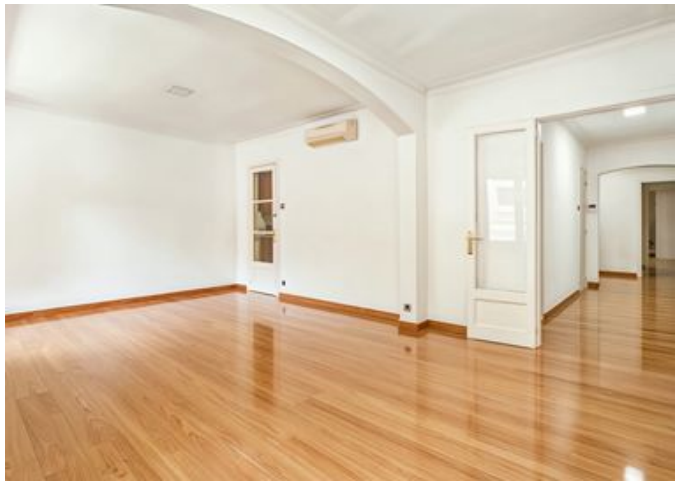
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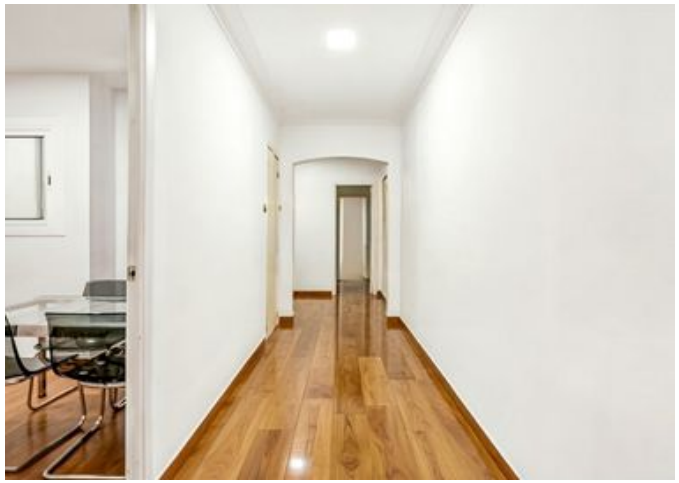
- **Apartment**
- **Private parking**

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

Description

Exceptional investment opportunity in the heart of Vila de Gràcia, one of Barcelona's most sought-after and high-appreciation neighborhoods. This spacious property features 170 m² built area (146 m² built and 134 m² useful, plus 24 m² of common elements) dimensions that are extremely hard to find in the area, offering an extraordinary margin for a complete renovation project and high profitability.Main Features and Architectural Elements:Surface & Layout: 134 m² useful area currently laid out with five bedrooms (four double and one single) and the possibility to redistribute or add a sixth room, making it ideal to adapt to the current demand for high-end rentals or selective coliving.Original Features: High ceilings and traditional Catalan vaulting (volta catalana), adding aesthetic and historical value highly prized in the market.Living Room & Main Areas: Spacious living room of approximately 30 m² featuring large bay windows (tribuna) that provide magnificent natural light.Functional kitchen with an 8 m² office-dining area, two bathrooms (one partially renovated), a practical storage room on the same floor, and two interior patios of about 10 m² each. Exterior carpentry has already been updated with high-quality double-glazed Climalit aluminum windows.Building & Location: Situated on a real first floor with an elevator. As an added value, there is the option to purchase a separate parking space in a nearby building on Gran de Gràcia street.Strategic LocationLocated in one of the best and most exclusive areas of Vila de Gràcia, just steps away from Gran de Gràcia and Passeig de Gràcia. A well-established neighborhood surrounded by shops, traditional markets, excellent restaurants, and a comprehensive public transport network. #ref:CBES2982



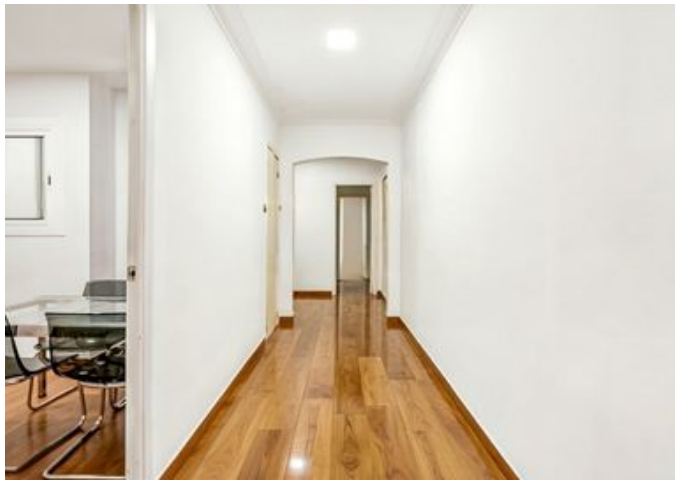




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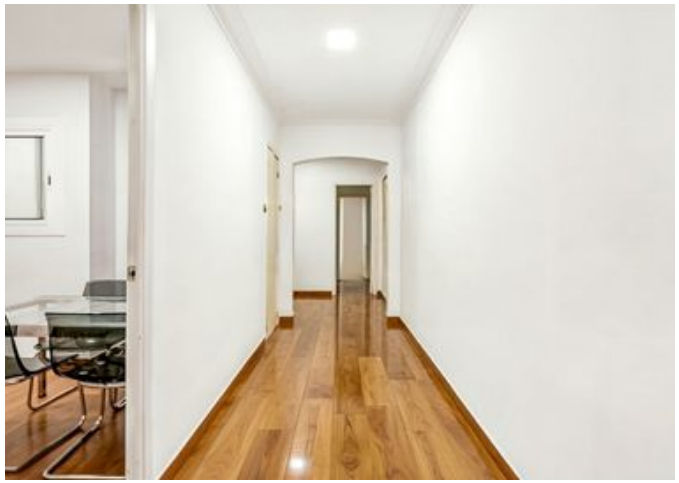


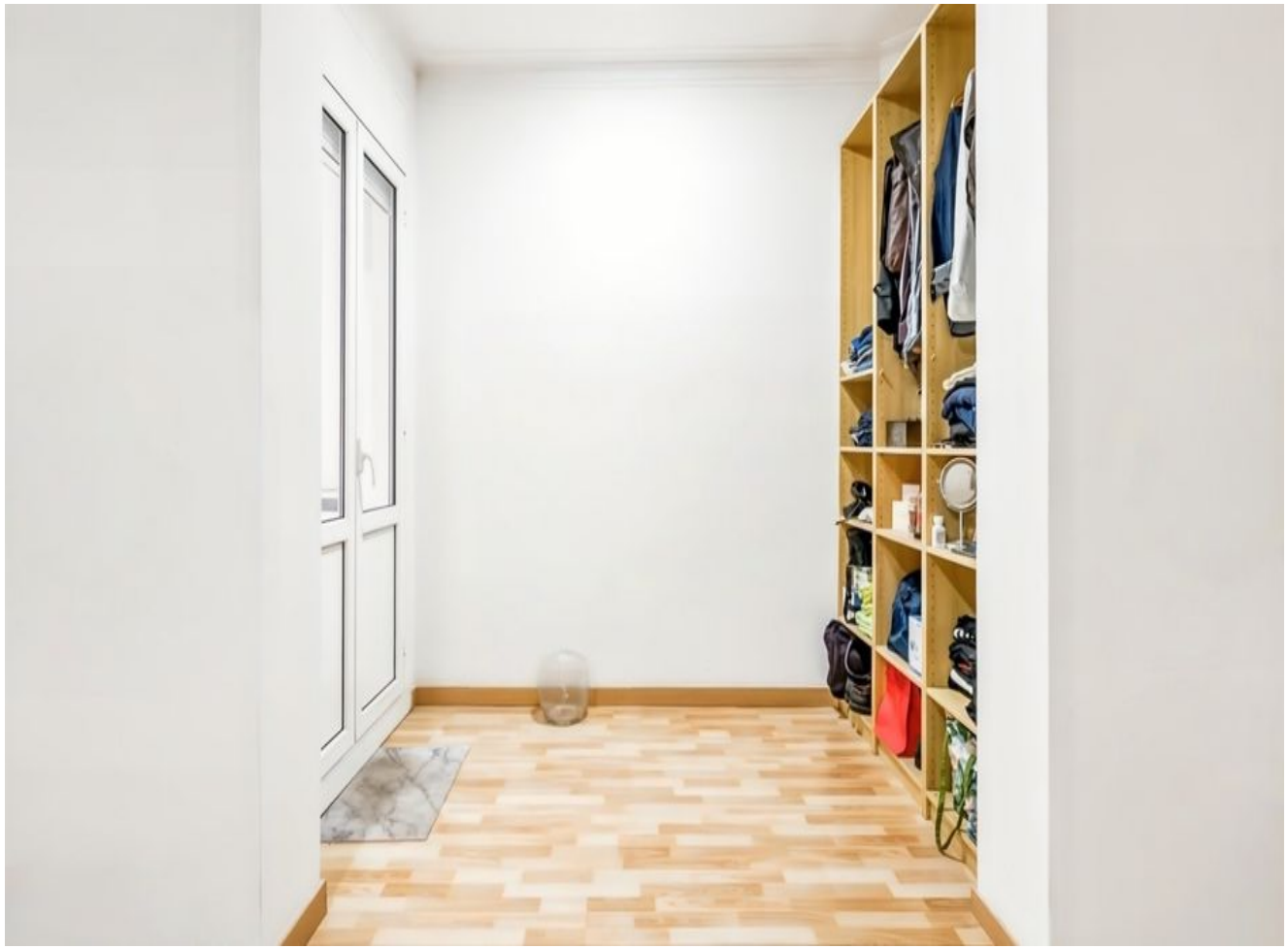


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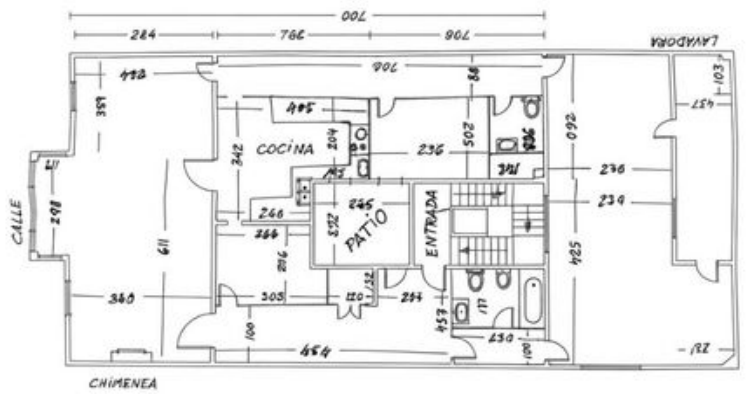




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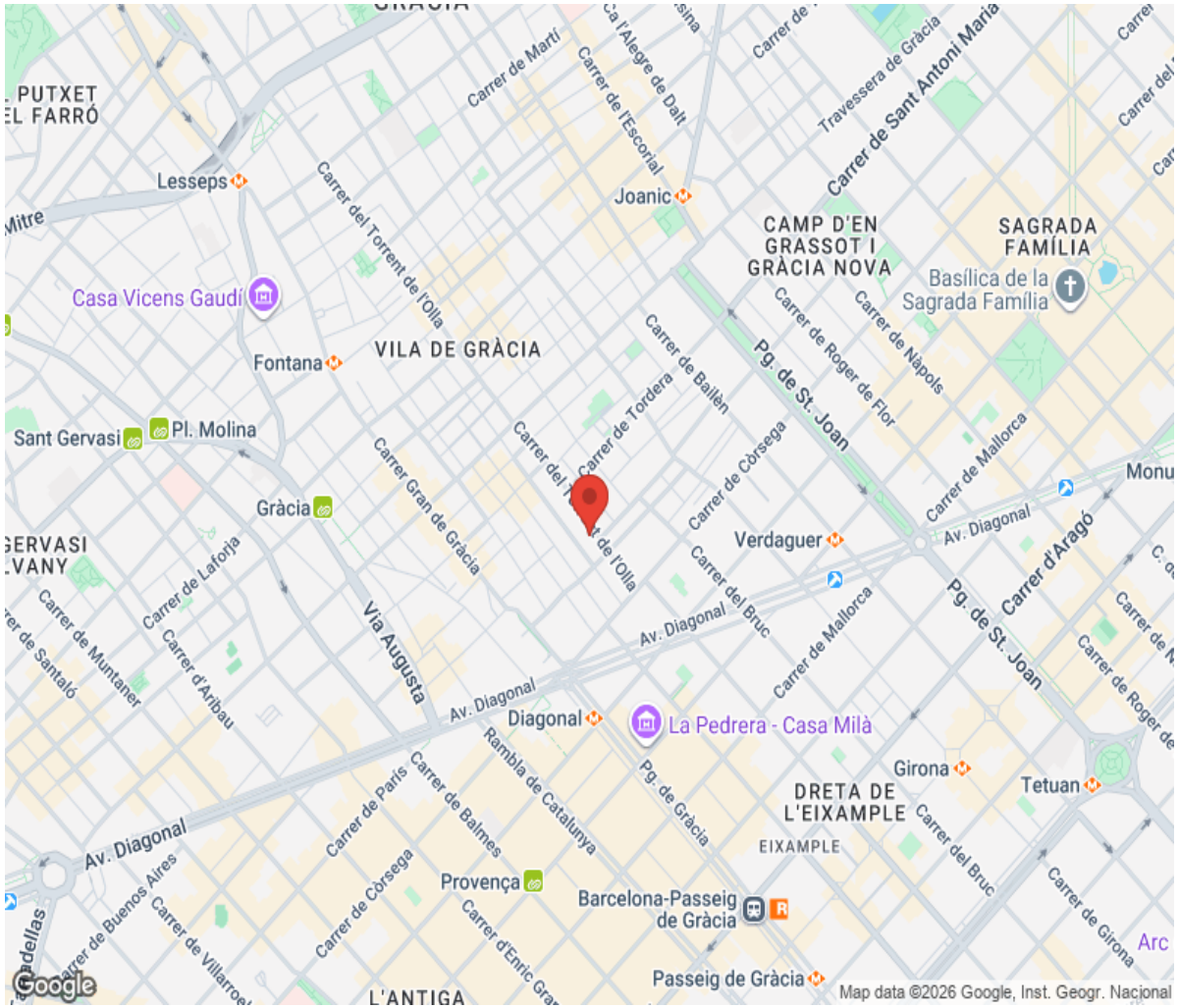
Floor plan



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Location





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