

## 137 M<sup>2</sup> APARTMENT WITH TERRACE FOR SALE IN LES CORTS, BARCELONA

Les Corts / Barcelona

# Price

€685,000

Sur. built	137 m <sup>2</sup>
Sur. util	111 m <sup>2</sup>
Bedrooms	3
Bathrooms	2
Energy classification	E
Energy performance index	119.00 kw h/m <sup>2</sup> year
Emissions rating	E
Emissions	25.00 co/m <sup>2</sup> year
Year of construction	1970
Floor	3
Actual floor	4

✓ Air conditioning

✓ Lift

✓ Concierge

✓ Built in closets

✓ Heating

✓ Terrace

✓ Balcony

✓ Outside



## Les Corts / Barcelona

At Durán Carasso, we are pleased to present this exclusive property located in the heart of Les Corts, one of Barcelona's most sought-after areas.

This home combines modern design with comfort, offering a ready-to-move-in living space.

The 137 m<sup>2</sup> property, fully renovated in 2018, features 2 spacious double bedrooms, 1 single bedroom, all exterior and very bright, a full bathroom, and a guest toilet, both with contemporary designs. The property also boasts a 12 m<sup>2</sup> terrace where you can enjoy city views and sun all day long, plus a small 4 m<sup>2</sup> storage room.

The apartment has parquet floors and aluminum window frames, providing warmth and insulation. Additionally, it is equipped with air conditioning and natural gas heating for year-round comfort.

Located on the third floor of a fully refurbished building, with the ITE recently approved, the property ensures complete accessibility thanks to its three elevators and ramp-adapted entrance. The building also includes a concierge service.

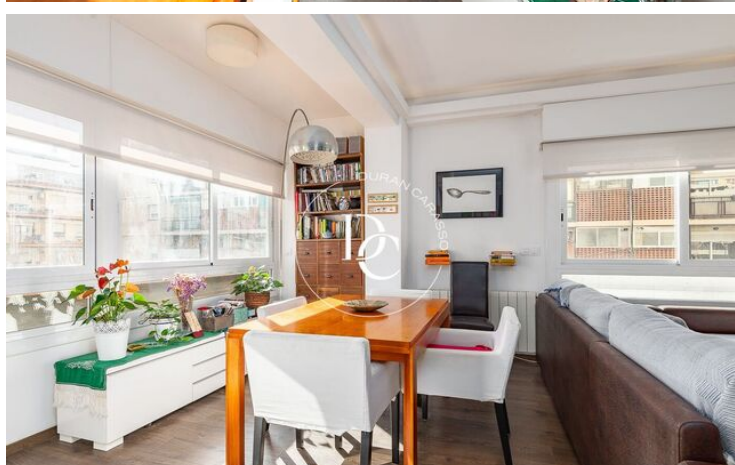
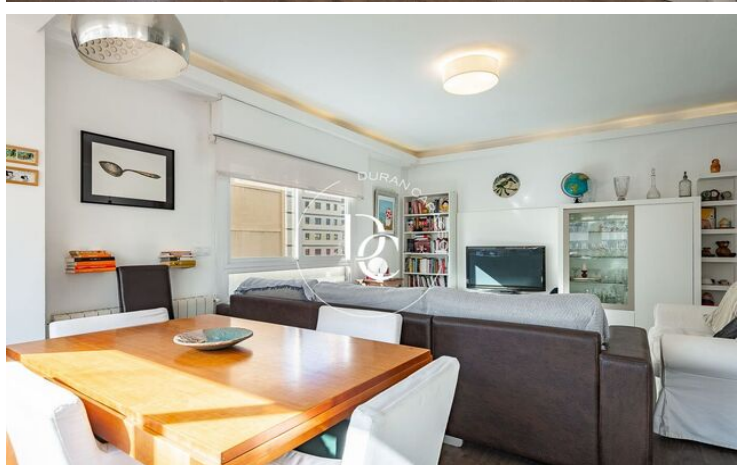
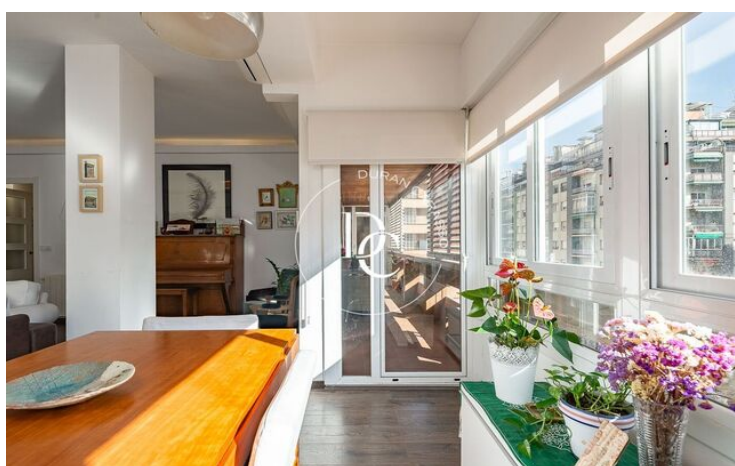
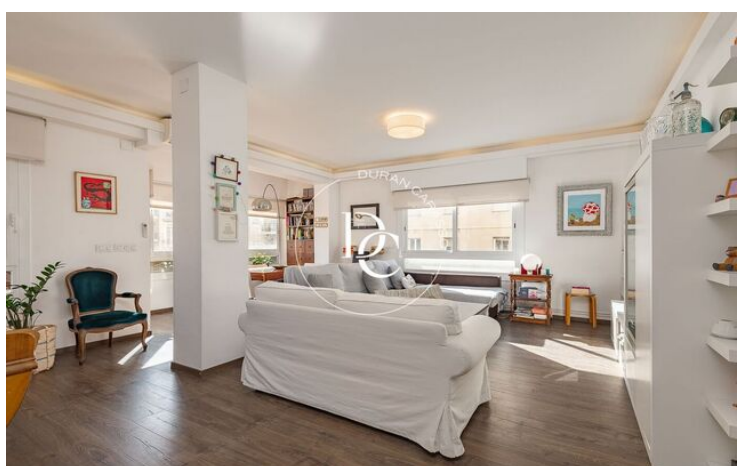
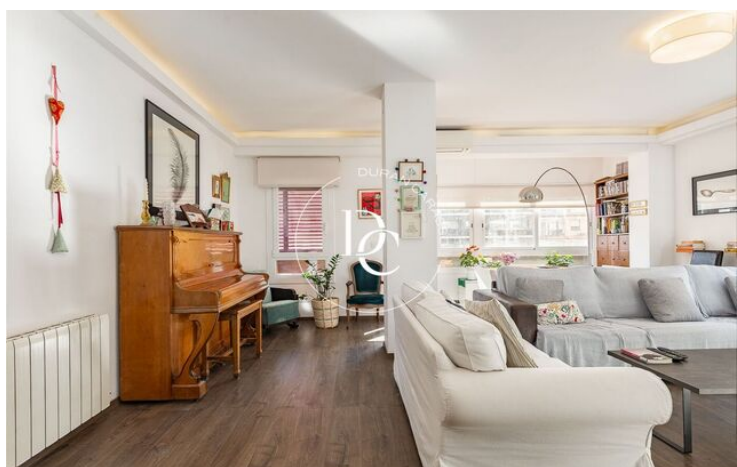
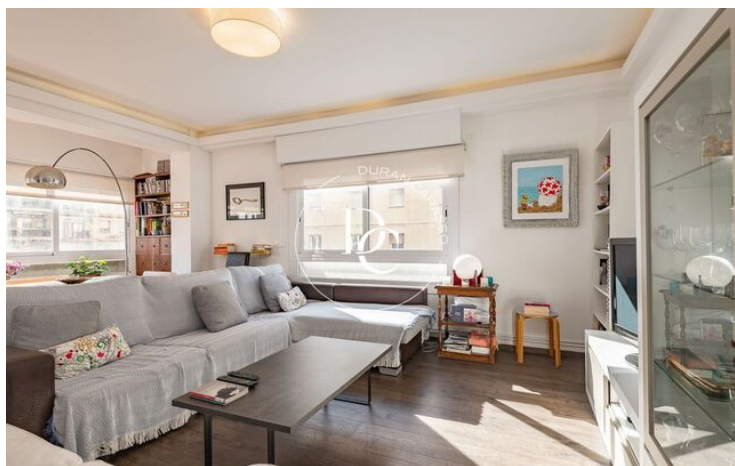
Notably, the property features landscaped areas both in the front and rear, perfect for enjoying outdoor moments. Its proximity to Camp Nou adds an iconic touch to the location, while excellent public transport connections (Metro L3 Les Corts and Maria Cristina, TRAMBaix, and bus lines) guarantee mobility.

For added convenience, there is the option to rent a parking space in the same building for € 130 / month.

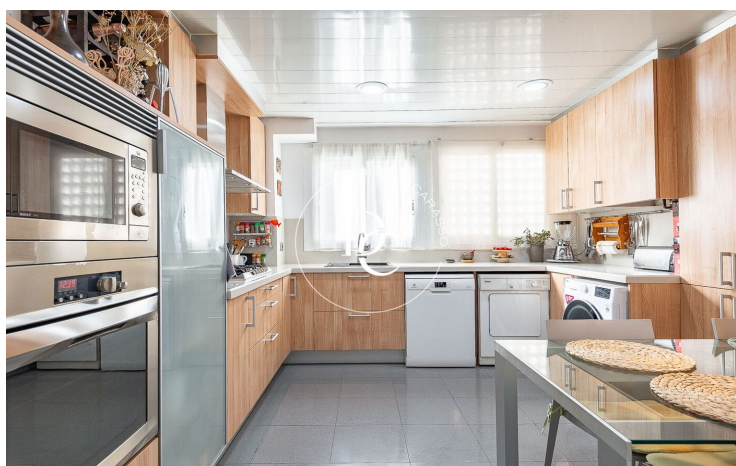
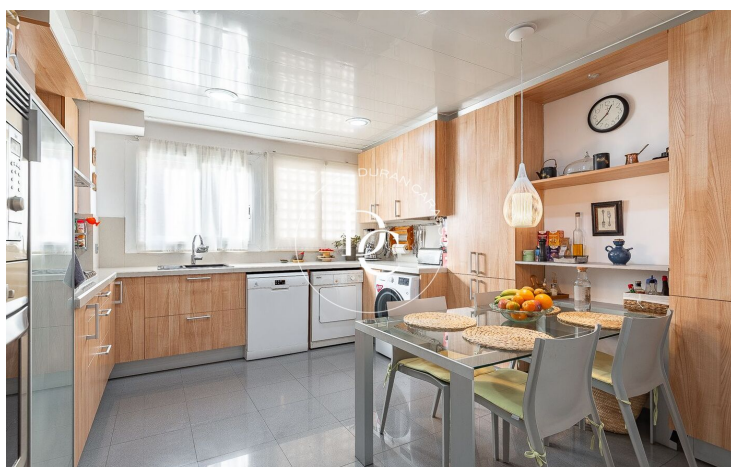
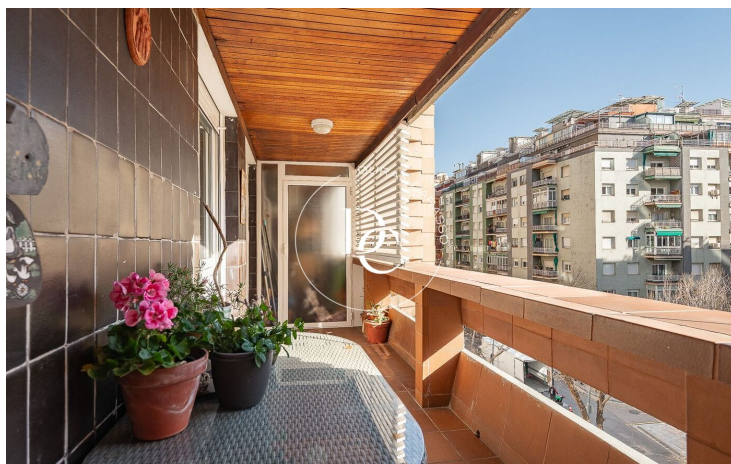
This property is ideal for those looking for a home in a quiet area but with access to all the services and amenities Barcelona has to offer.

Don't miss this opportunity! Contact us and visit your future home in Les Corts.









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