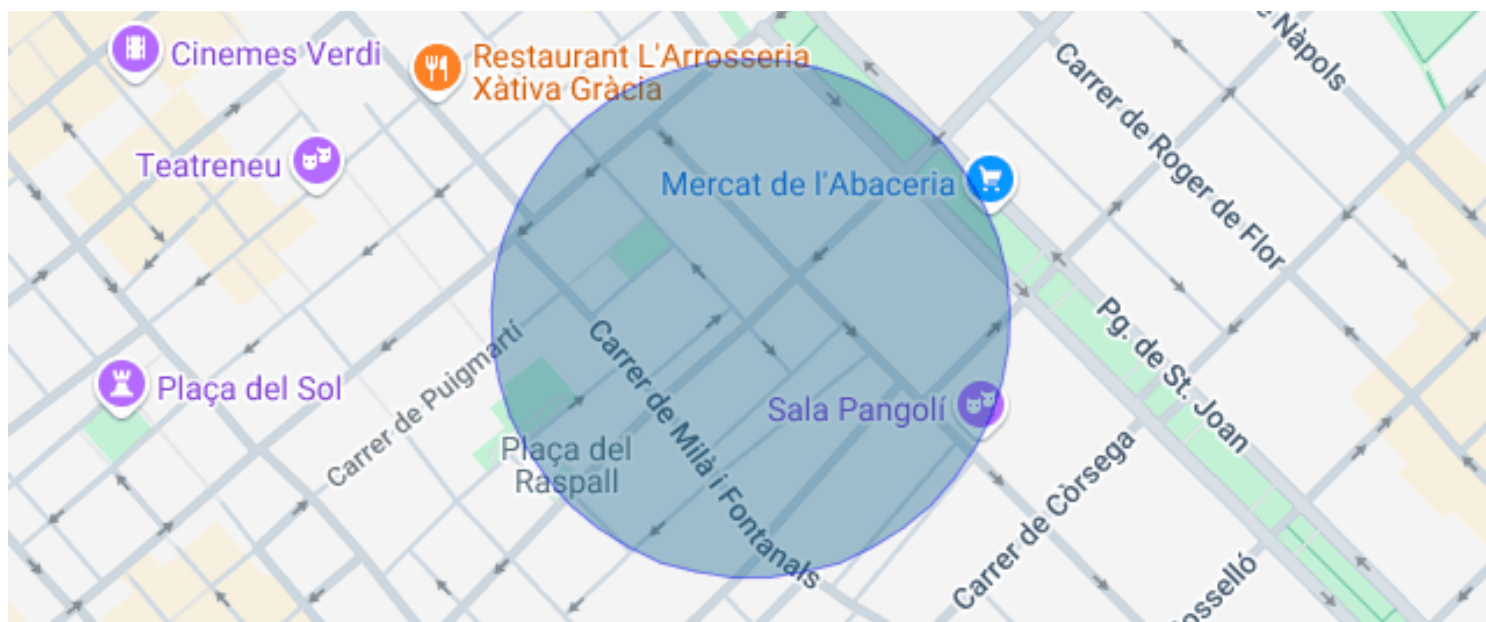




BRIGHT APARTMENT WITH A TOURIST LICENSE IN VILA DE GRÀCIA

Vila de Gràcia / Barcelona

Price	€460,000	✓ Air conditioning	✓ Lift
Sur. built	70 m ²	✓ Furnished	✓ Balcony
Sur. util	65 m ²	✓ Tourist license	
Bedrooms	3		
Bathroom	1		
Energy classification	E		
Energy performance index	174.00 kw h/m ² year		
Emissions rating	E		
Emissions	36.00 co/m ² year		
Floor	1		



Vila de Gràcia / Barcelona

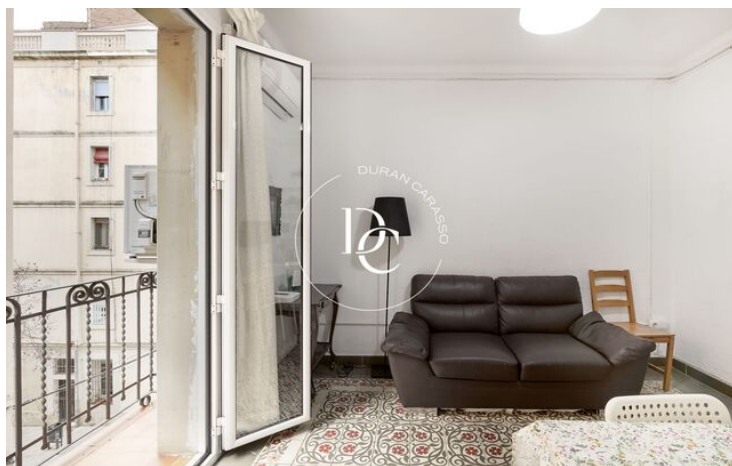
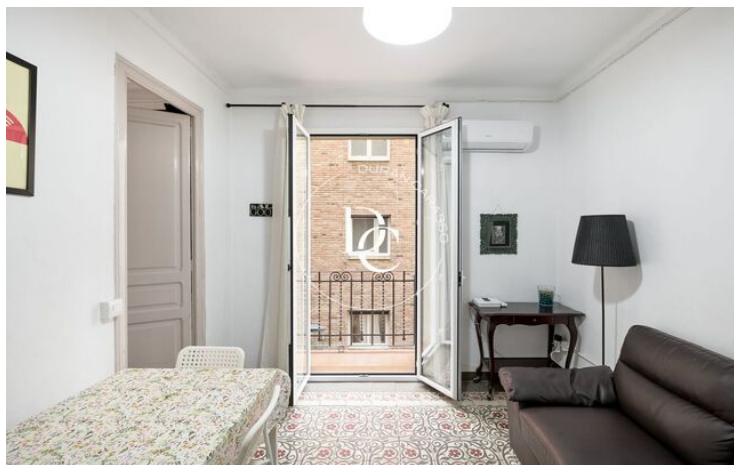
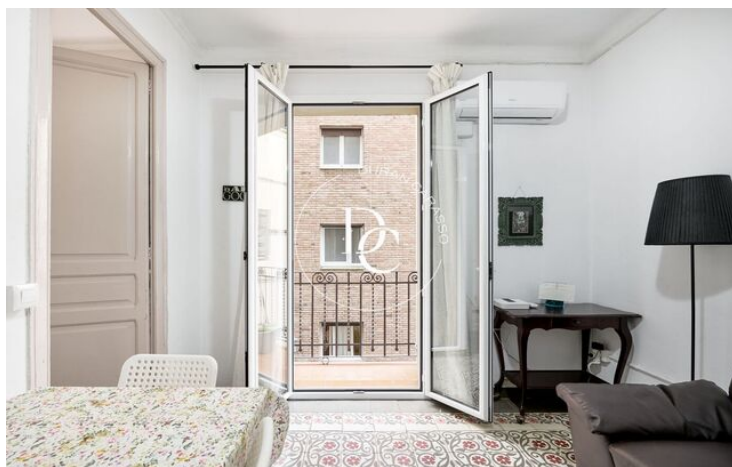
Just two streets away from Paseo San Juan, this cozy 70 m² apartment is a unique opportunity. The property features three spacious double bedrooms, a full bathroom, and a fully equipped kitchen.

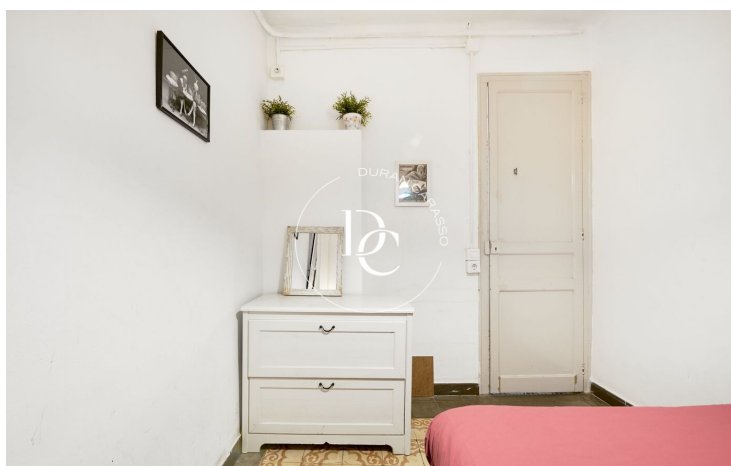
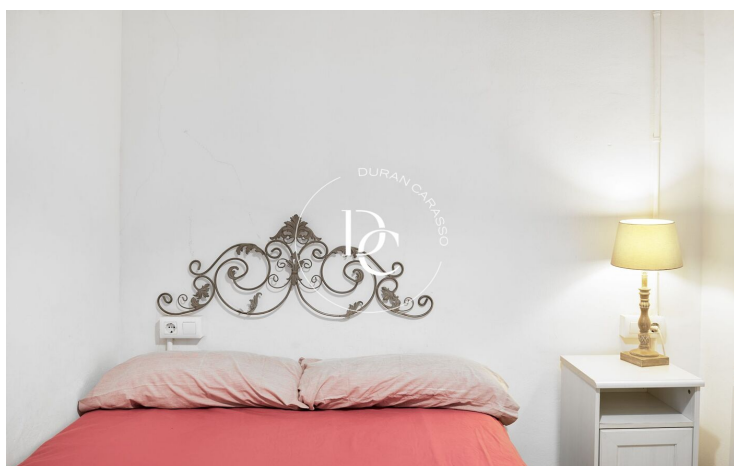
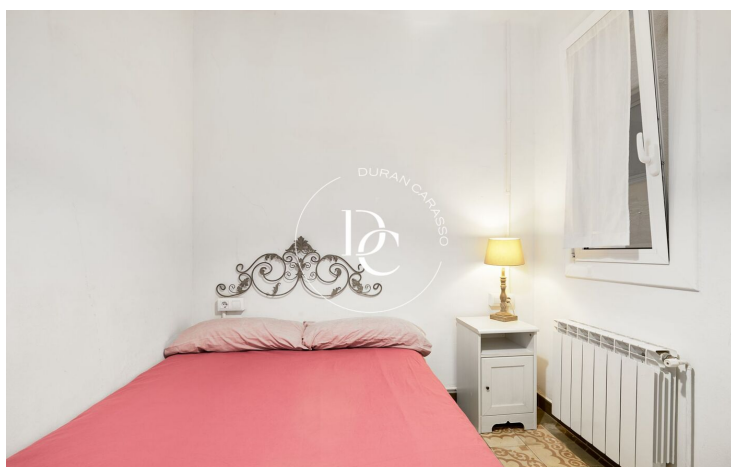
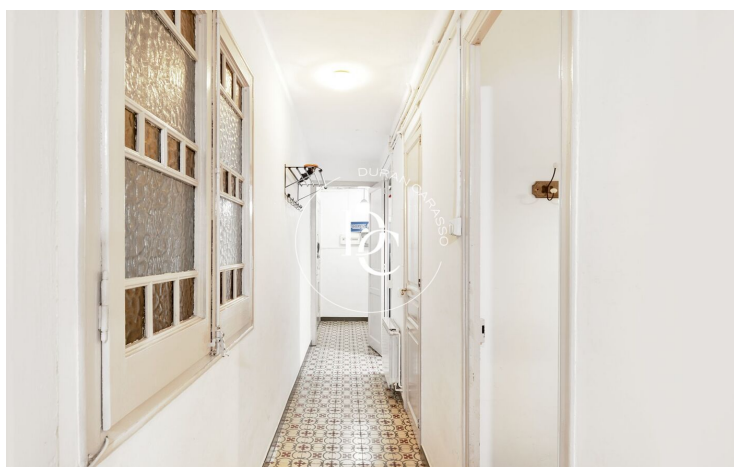
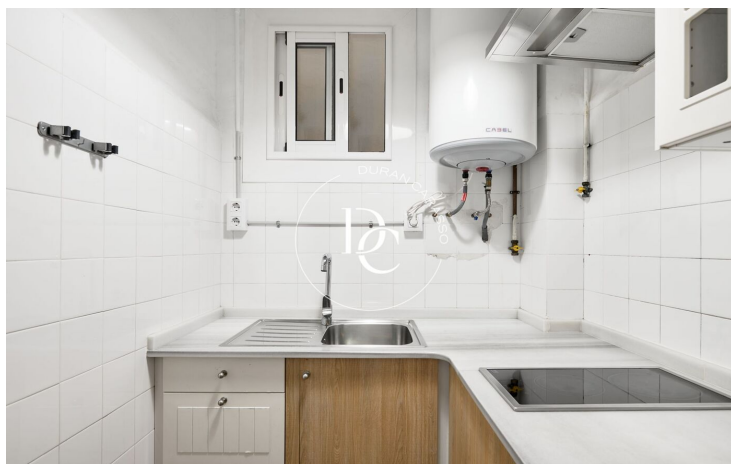
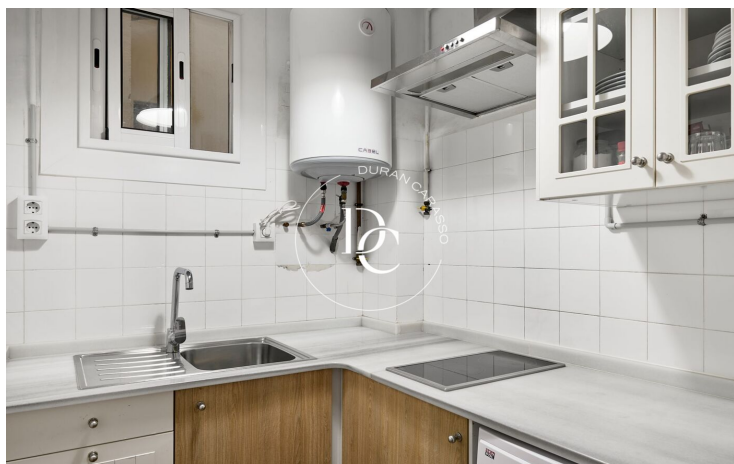
The apartment stands out for its modernist character, boasting elegant hydraulic tile floors and high ceilings that add personality and a sense of spaciousness.

An additional benefit is that community fees include water supply, offering significant savings, and the ITE (Technical Building Inspection) has been successfully completed. Without a doubt, one of its most attractive features is the active tourist license, making it a perfect option for investors seeking high returns in a prime location.

La Vila de Gràcia is one of Barcelona's most sought-after areas, renowned for its vibrant atmosphere, lively streets, and proximity to services, shops, and excellent transport connections.

Make this unique apartment yours and enjoy all the charm of Gràcia!





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