



## Building for sale completely renovated in El Clot, Barcelona



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 3,738,599.27

### Τοποθεσία

Χώρα:	Spain
Νομός/Περιοχή/Επαρχία:	Catalonia
Πόλη:	Barcelona
Δημοσιεύθηκε:	06/11/2024
Περιγραφή:	

Walter Haus exclusively presents this impressive, completely renovated building in the Clot area, Barcelona, an unparalleled opportunity for both investors and entrepreneurs. With a perfect integration of commercial premises and residential apartments, this property offers multiple profitability possibilities and a high potential for revaluation. Commercial Premises: Local 1 (with restaurant license): 89 m<sup>2</sup> Room 2: 159 m<sup>2</sup> Residential Apartments: Main Floor: 102 m<sup>2</sup> Second Floor 1: 51 m<sup>2</sup> Second Floor 2: 55 m<sup>2</sup> Third Floor 1: 51 m<sup>2</sup> Third Floor 2: 55 m<sup>2</sup> Penthouse Room: 113 m<sup>2</sup> 60 m<sup>2</sup> private terrace Public terrace: 27 m<sup>2</sup> Total constructed area: 694 m<sup>2</sup> 110 m<sup>2</sup> of outdoor terraces. Strategic Location: Just a few steps from the renovated Plaza de las Glòries, the building enjoys excellent transport connections, offering unbeatable accessibility. Revaluation Potential: The area is in full urban development, which favors a continuous appreciation of property values. Proximity to 22@: The proximity to the dynamic 22@ technological and commercial district attracts professionals and companies, ensuring constant demand. Quality of Life: The surrounding area is being enhanced with new parks and amenities, creating an optimal environment for living and working. High Rental Demand: This building is a safe investment due to the high rental demand in the area, which guarantees a continuous flow of income. Don't miss this extraordinary opportunity in one of the areas with the greatest growth projection in Barcelona.

### Κοινά

Τελειωμένα τετραγωνικά πόδια:	694 τ.μ
Μέγεθος αυλής:	784 τ.μ



# IMLIX

IMLIX αγορά ακινήτων  
<https://www.imlix.com/el/>

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## Room details

Indoor Features:

Fitted kitchen

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link:

[http://www.arkadia.com/EGYB-T146/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/EGYB-T146/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID:

4960v

