



## Exclusive renovated building in Les Glòries, Barcelona



### Informazioni sull'Agente

Nome: ArKadia  
Nome della ditta:  
Nazione: United Kingdom  
Telefono:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per: Saldi  
Prezzo: USD 3,625,596.36

### Posizione

Nazione: Spain  
Stato / Regione / Provincia: Catalonia  
Città: Barcelona  
Pubblicato: 06/11/2024  
Descrizione:

Walter Haus is pleased to exclusively present this magnificent, completely renovated building in the Les Glòries area, Barcelona, an exceptional opportunity for investors and entrepreneurs. This property perfectly combines commercial premises and residential homes, offering a diversity of profitability options and considerable revaluation potential. Residential Distribution: Low Studio: 34 m<sup>2</sup> Ground Floor: 53 m<sup>2</sup> First Floor: 99 m<sup>2</sup> Second Floor 1: 46 m<sup>2</sup> Second Floor 2: 49 m<sup>2</sup> Third Floor 1: 46 m<sup>2</sup> Third Floor 2: 49 m<sup>2</sup> Fourth Floor 1: 46 m<sup>2</sup> Fourth Floor 2: 49 m<sup>2</sup> Penthouse: 53 m<sup>2</sup> private terrace of 42 m<sup>2</sup> Total Built Surface: 579 m<sup>2</sup> 116 m<sup>2</sup> of outdoor terraces. Strategic Location: Located a few steps from the iconic Plaza de las Glòries, the building has excellent transport connections, guaranteeing unparalleled accessibility. High Revaluation Potential: The area is in the process of urban renewal, boosting the value of properties in the long term. Proximity to the 22@ District: The proximity to the vibrant 22@ technological and commercial district attracts both professionals and companies, ensuring constant and stable occupancy. Improving Quality of Life: The environment is being revitalized with new parks and services, creating an ideal space for the well-being of residents and users. High Rental Demand: Perfect for investors, this building enjoys strong rental demand, ensuring a stable and secure income stream. Do not miss this unique investment opportunity in one of the areas of greatest growth and transformation of Barcelona.

### Comune

Finito piedi quadrati: 579 mq  
Dimensione del lotto: 695 mq



## **Lease terms**

Date Available:

## **Informazioni aggiuntive**

URL del sito:

[http://www.arkadia.com/EGYB-T147/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/EGYB-T147/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

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