

## Duplex with historic charm and contemporary design

Ref: P-017980

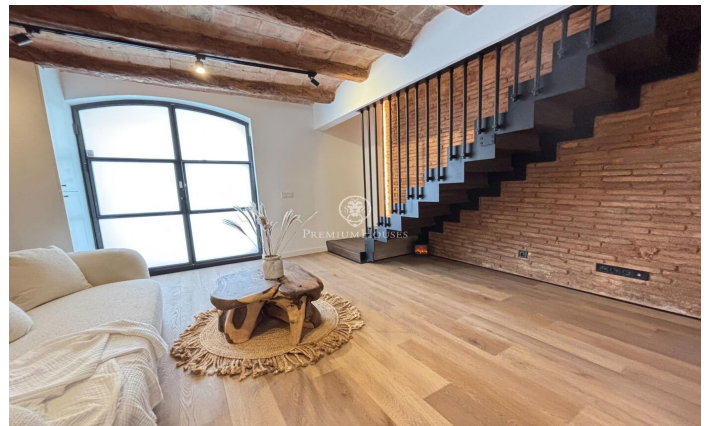
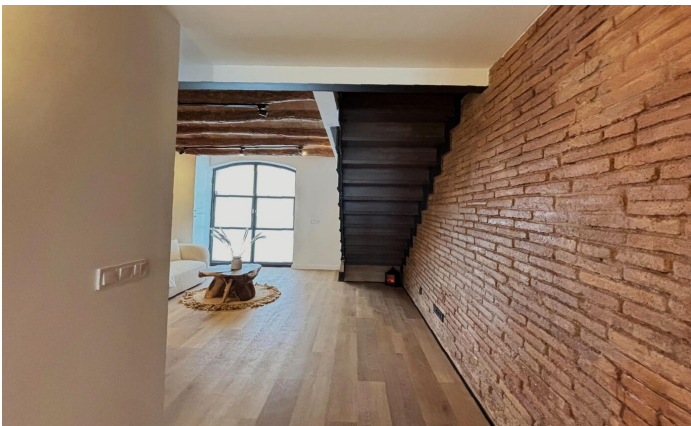


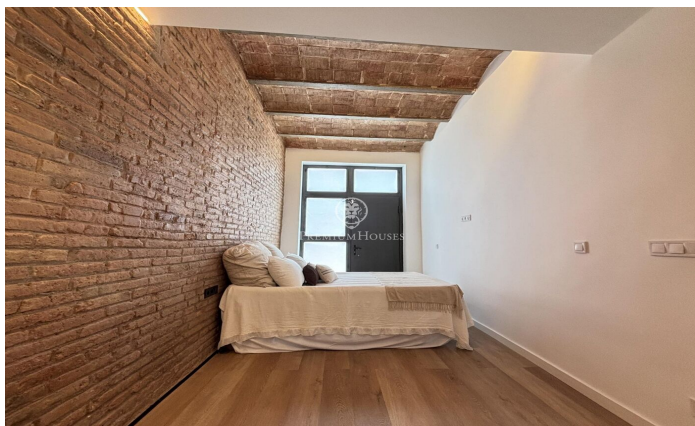
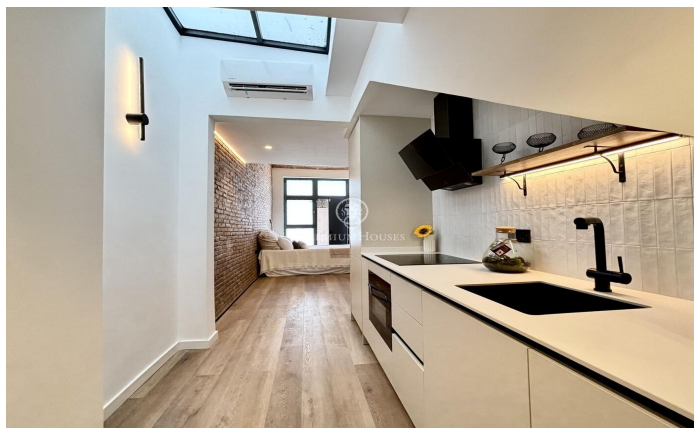
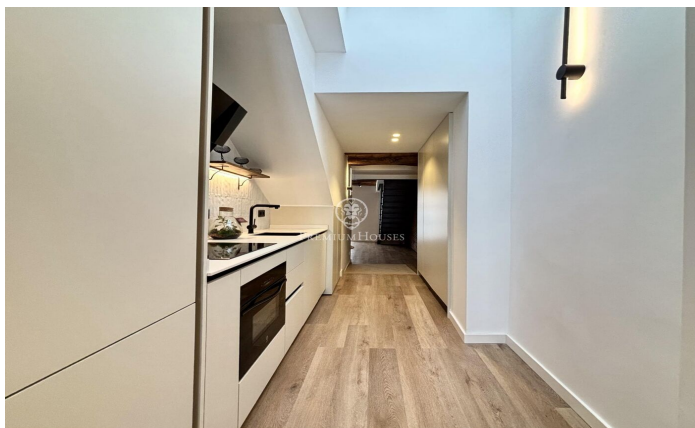
### Sants / Barcelona Ciudad

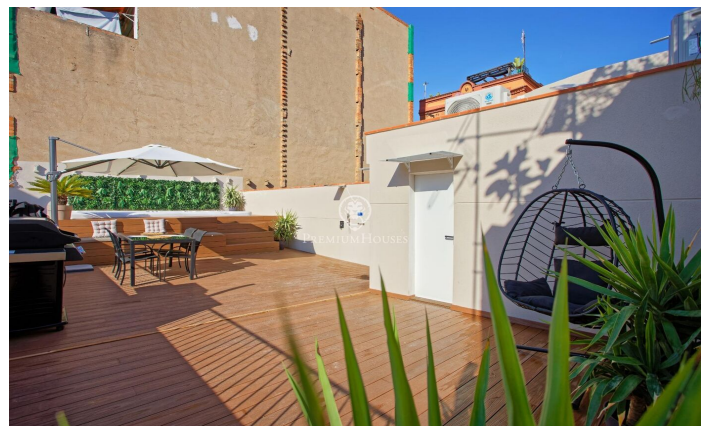
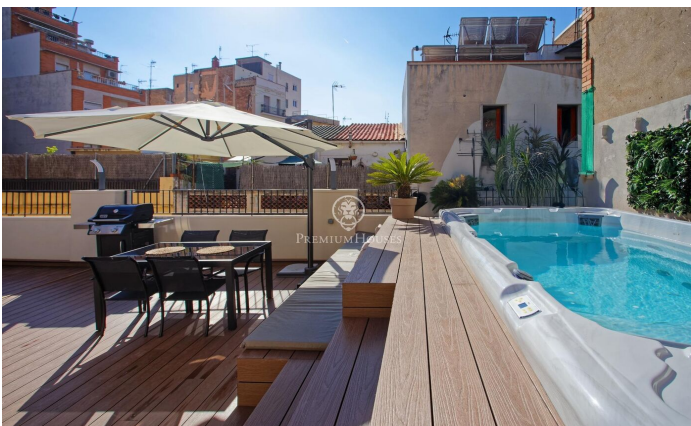
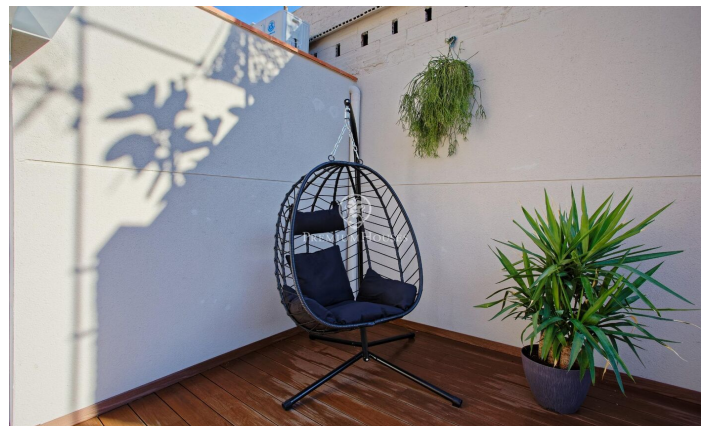
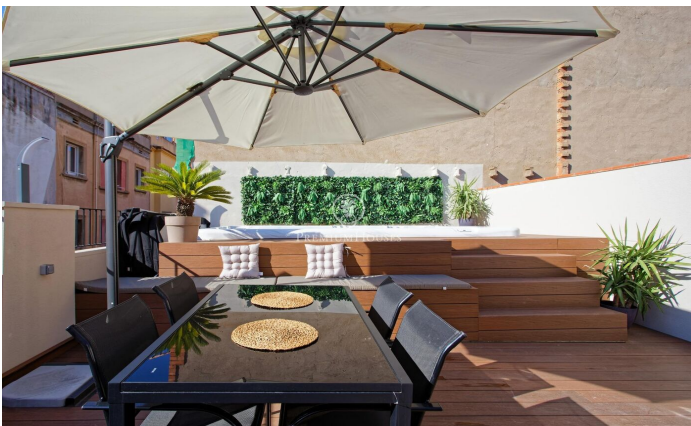
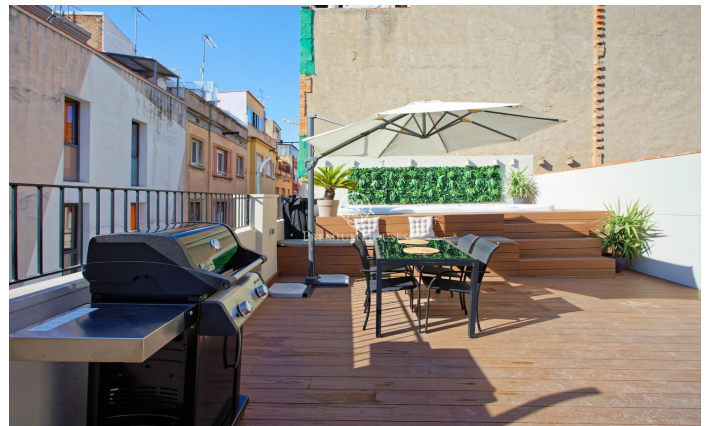
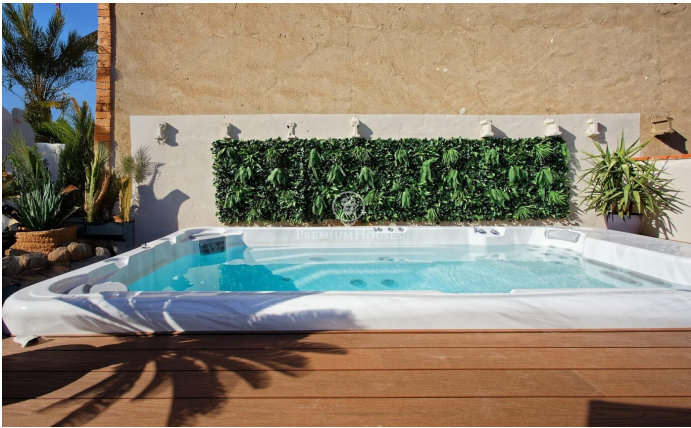
Property arranged over two floors with dual access from two different streets. On the ground floor there is a spacious living-dining area with a fully equipped open-plan kitchen and breakfast bar, exposed brick walls, Catalan vaulted ceilings and a skylight that provides abundant natural light. From the second entrance, there is access to a double bedroom with built-in wardrobe and a full bathroom. The upper floor comprises two en-suite bedrooms, both with built-in wardrobes. From the communal staircase, used exclusively by the upper apartment and providing access to the terrace, you reach a spectacular shared rooftop area. This space features a swimming pool with hydromassage, chromotherapy and a counter-current swimming system, as well as an outdoor shower, a full bathroom and a gas barbecue area. The terrace also includes a private area for the exclusive use of the first-floor property, measuring approximately 17 m<sup>2</sup>. The communal staircase is fitted with intelligent lighting with motion sensors and a timer, and the building ensures high energy efficiency thanks to the installation of solar panels. The property also benefits from ducted air conditioning, providing year-round thermal comfort. The building has been fully refurbished, combining its original character with hig...

**€595,000**

88 m<sup>2</sup>  
2 Bedrooms  
2 Bathrooms  
Pool  
A/C







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