



## Exclusive fully refurbished flats in Pere IV, Poblenou

Ref: P-017050



### El Poblenou / Barcelona Ciudad

This magnificent property boasts a privileged location, just a short walk from the Rambla del Poblenou and very close to the beach. The layout is as follows: - Ground Floor (77m<sup>2</sup> built + 80m<sup>2</sup> garden): Two spacious bedrooms (one en suite with direct access to the garden) and two full bathrooms. It also features a covered porch, a small garden, and a private swimming pool. - First and Second Floors (95m<sup>2</sup> each): Each floor offers two generously sized bedrooms, two bathrooms, a balcony, and private rooftop terraces. A brand-new, spacious lift connects all levels conveniently, including access to the rooftop. The kitchens are fully equipped with high-end appliances from Siemens or similar brands, including a washer/dryer, dishwasher, oven, microwave, and fridge/freezer. The property benefits from an energy-efficient aerothermal climate control system via ductwork, providing hot water, heating, and air conditioning – ensuring year-round comfort and energy savings. Prices: - Ground Floor with garden and pool: €875,000 - Second Floor: €675,000 - First Floor: €650,000 The flats will be handed over by the end of the year.

**675.000 €**

78 m<sup>2</sup>

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