



## Barcelona - Apartment



Bedrooms



Bathrooms



Area (m²)



**390 000 €**

(EUR €)

## Investment Opportunity in El Born – 2 Apartments in 1!

For sale, a 70 m² apartment located in the iconic El Born neighborhood, divided into two mini-apartments (non-legalized division), perfect for investors seeking high rental yield in one of Barcelona's most sought-after areas.

First apartment of 28 m²:

1 bedroom

Living room with open-plan kitchen

Bathroom

Air conditioning with heat pump

Appliances: microwave, oven, fridge

Currently rented for €750 per month



**Tetyana Zynovyeva**

+34 658 557 964 · +34 690 807 342

tzynovyeva@toll-wohnen.es

**T +34 690807342 · T Calle Ausias Marc 14, BCN · E info@toll-wohnen.es**

**Av. Matadepera 149 1o  
AMI B05483482**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



Second apartment of 32 m<sup>2</sup>:

2 double bedrooms

Living room with open-plan kitchen

Bathroom

Air conditioning, internet, and TV

Appliances: microwave, oven, fridge

Currently rented for €1,000 per month

Additional features:

Community fees: €150 per quarter

Property tax (IBI): €82 per quarter

Shared entrance space with a washing machine and cleaning product storage.

A unique opportunity to generate immediate income in a prime location. Don't miss out on this investment!

## Property Features

• Built year: 1900

• Energetic certification: E



**Tetyana Zynovyeva**

+34 658 557 964 · +34 690 807 342

[tzynovyeva@toll-wohnen.es](mailto:tzynovyeva@toll-wohnen.es)

**T +34 690807342 · T Calle Ausias Marc 14, BCN · E [info@toll-wohnen.es](mailto:info@toll-wohnen.es)**

**Av. Matadepera 149 1o**

**AMI B05483482**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)