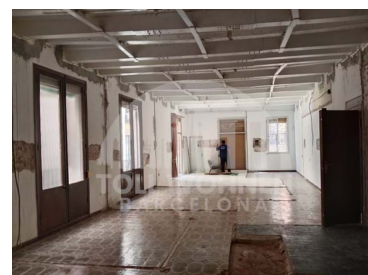




## Barcelona - Apartment



**3**  
Bedrooms

**1**  
Bathrooms

**117**  
Area (m<sup>2</sup>)

**490 000 €**  
(EUR €)

### Live the magic of El Born next to Santa Maria del Mar!

In the heart of El Born, just a few meters from the majestic Santa Maria del Mar church, this completely to-be-renovated apartment awaits, offering huge potential to become a unique home or an excellent investment.

The property offers an open space, perfect for designing according to your tastes. It features six floor-to-ceiling windows, four of which are French balconies and two with small exterior balconies, providing natural light and a direct connection to the essence of the neighborhood.

This apartment is ideal as a second home or pied-à-terre in Barcelona. Its layout allows for multiple possibilities: from an elegant open loft to a more traditional distribution with four or five bedrooms, making it an attractive option for investors as well.



**Tetyana Zynovyeva**

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



Located in one of the city's most charismatic neighborhoods, it is surrounded by charming restaurants, local shops, and artisanal bakeries, offering a vibrant and authentic neighborhood life.

Just a few steps away, you'll find parks, historical monuments, educational centers, and all the services you may need, in a setting where history meets creativity and modern lifestyle.

An opportunity to create your home or invest in one of Barcelona's most iconic and sought-after neighborhoods.

## Property Features

- Proximity: Airport, Beach, Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools
- Walking distance to beach
- Central location
- Energetic certification: E
- Balcony
- Built year: 1798
- Quiet Location
- Gas fire
- Mains water



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