

## Office for sale in Gràcia (Barcelona city)

Ref. VOB2009005

Barcelona / Eixample Dreta

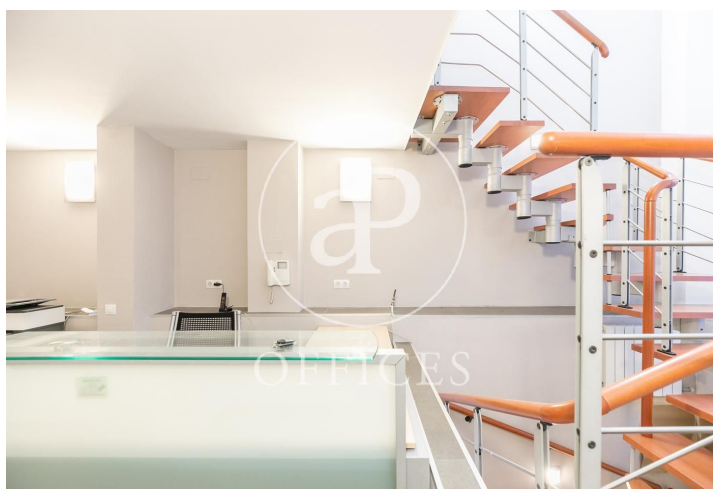
- ✓ Security
- ✓ A/C
- ✓ Heating
- ✓ Condition: Good



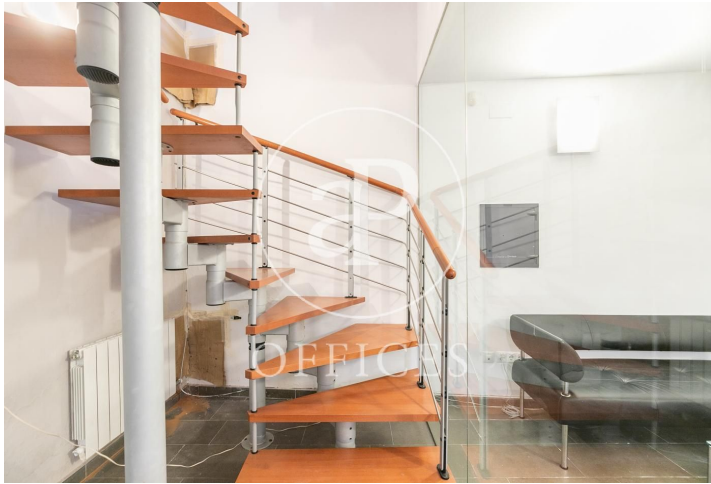
490,500 € | 109 m² + 100 m² terrace

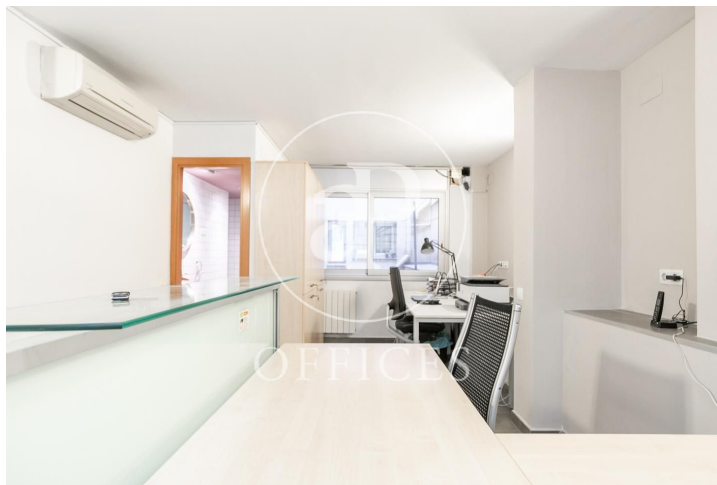
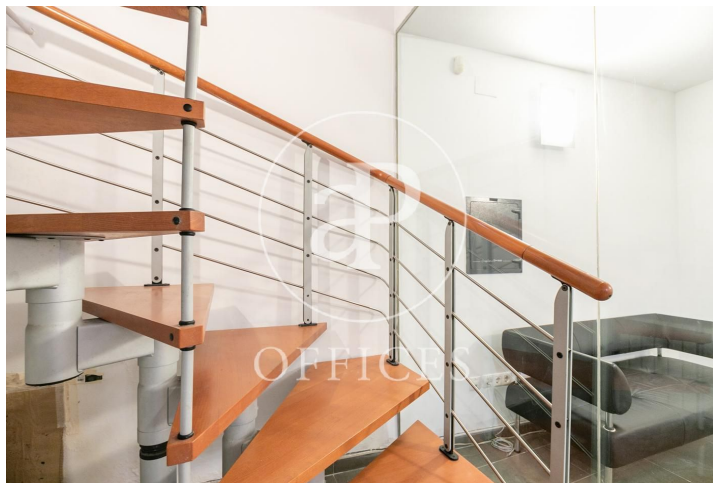
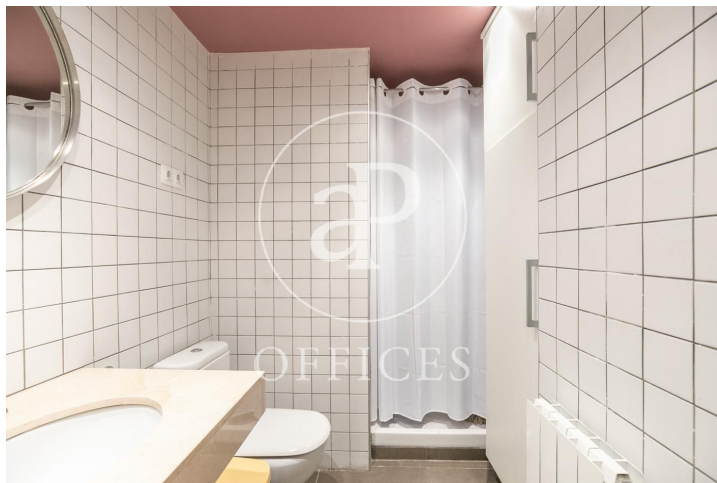
In a privileged environment, next to Jardinet de Gracia and Avenida Diagonal, a 109sqm office at street level, creative, with an architecture that generates a space of design, comfort and convenience. The office is distributed in: a ground floor, a mezzanine, and a basement that has access to a patio of 5.70 square meters for exclusive use. The office is located on a farm that has a communal pool that it shares with 8 homes located in the same block. It is presented in a continuous spatial sequence in which they follow one another: a very bright reception area with a large glass window, a meeting room and a work and service area, thus allowing the entry of light and the in-depth use of the property, introducing current functionality and design. The mezzanine has access through a light staircase made up of a metallic structure, wooden steps and a protective railing. The office has a toilet on the ground floor and a full bathroom on the semi-basement, where there is also an office kitchen. It is equipped with gas boiler heating and air conditioning. Excellent communication with public transport: Metro Diagonal (L5-L3). FGC - Gracia (L6-L7-S1-S5-S55) and buses. Be sure to visit our website to assess other options <https://www.aoficinas.es/>











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Contact us today for more information or to arrange a viewing

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