

## Office for sale on Paseo de Gracia

Ref. VOB2408003

Barcelona / Passeig de Gracia

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



4,900,000 € | 620 m²

Magnificent office for sale with a total built area of 620 m², located on the fifth floor of a regal, stately building of mixed-use on the emblematic Paseo de Gracia. The building, distributed over 7 floors above ground, features a splendid reception area, concierge service during business hours, 1 elevator, and a freight elevator. The office faces Paseo de Gracia and the inner courtyard, offering magnificent open views of the city. It consists of two registered units located on the same floor (cadastral use as a residence in one case and as an office in the other, with the possibility of changing use to residential). One of the units has been fully rehabilitated, respecting the history of the place, showcasing its ceilings formed by ceramic vaults, and incorporating a wonderful exterior terrace, a meeting point for relaxation and informal gatherings. The other unit, to be renovated, is divided by partitions and also features a wonderful exterior terrace with views, as well as balconies overlooking Paseo de Gracia. Excellent location, known for its great architectural and cultural value, at the heart of commercial and financial activity. Very well connected by public transport: Metro (lines L3 and L5), FGC, buses (7, 20, 22, 24, 33, 34, 39, H10, V15, V17).

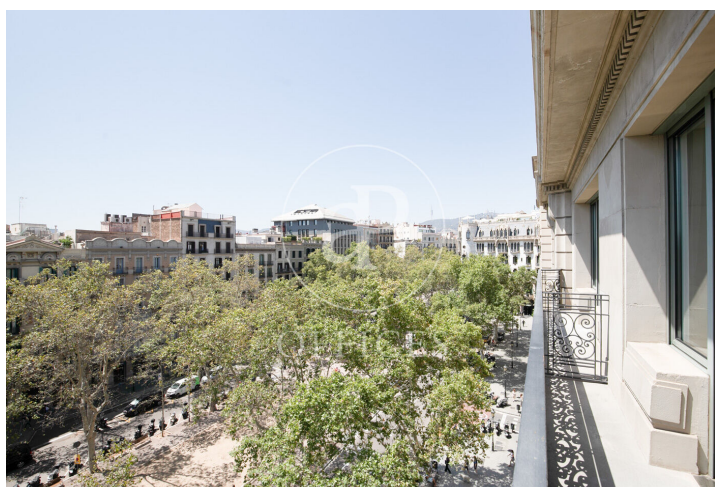
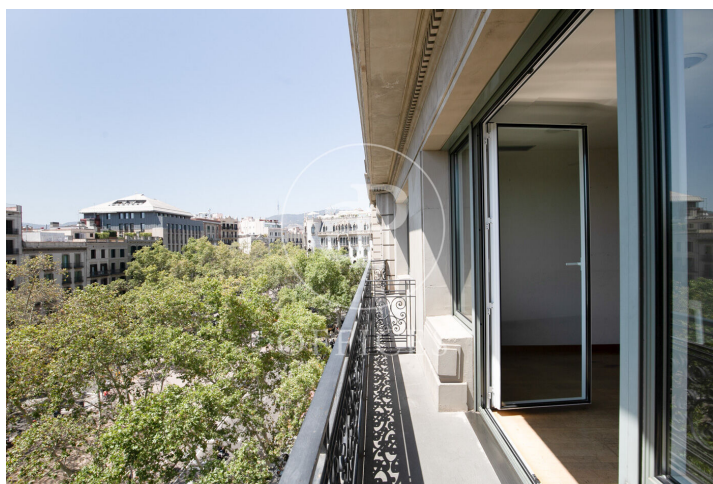












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Contact us today for more information or to arrange a viewing

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