



BALMES 141

BARCELONA

www.balmes141.com



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BARCELONA



A BEAUTIFULLY RENOVATED
BUILDING SITUATED IN AN
IDEAL LOCATION IN THE
HEART OF EIXAMPLE IN THE
CENTRE OF BARCELONA

A GREAT INVESTMENT AND RENTAL OPPORTUNITY

Situated in a privileged, highly sought-after location, just a few metres from Avinguda Diagonal and the emblematic Passeig de Gràcia, these beautiful apartments would make an ideal primary residence, investment opportunity or pied-à-terre. They combine original modernista features with the highest quality finishes.

The building has been fully renovated and comprises a spectacular 3-bedroom apartment on the main floor (Principal), a stunning duplex penthouse (coming soon), and a further two 1-bedroom apartments, two 2-bedroom apartments and four 3-bedroom apartments.

All the apartments are finished to an exceptionally high standard and include a fully integrated kitchen, soundproof windows, high resistance laminated parquet flooring and porcelain sanitary ware in the bathrooms.



A JEWEL IN THE HEART OF THE EIXAMPLE



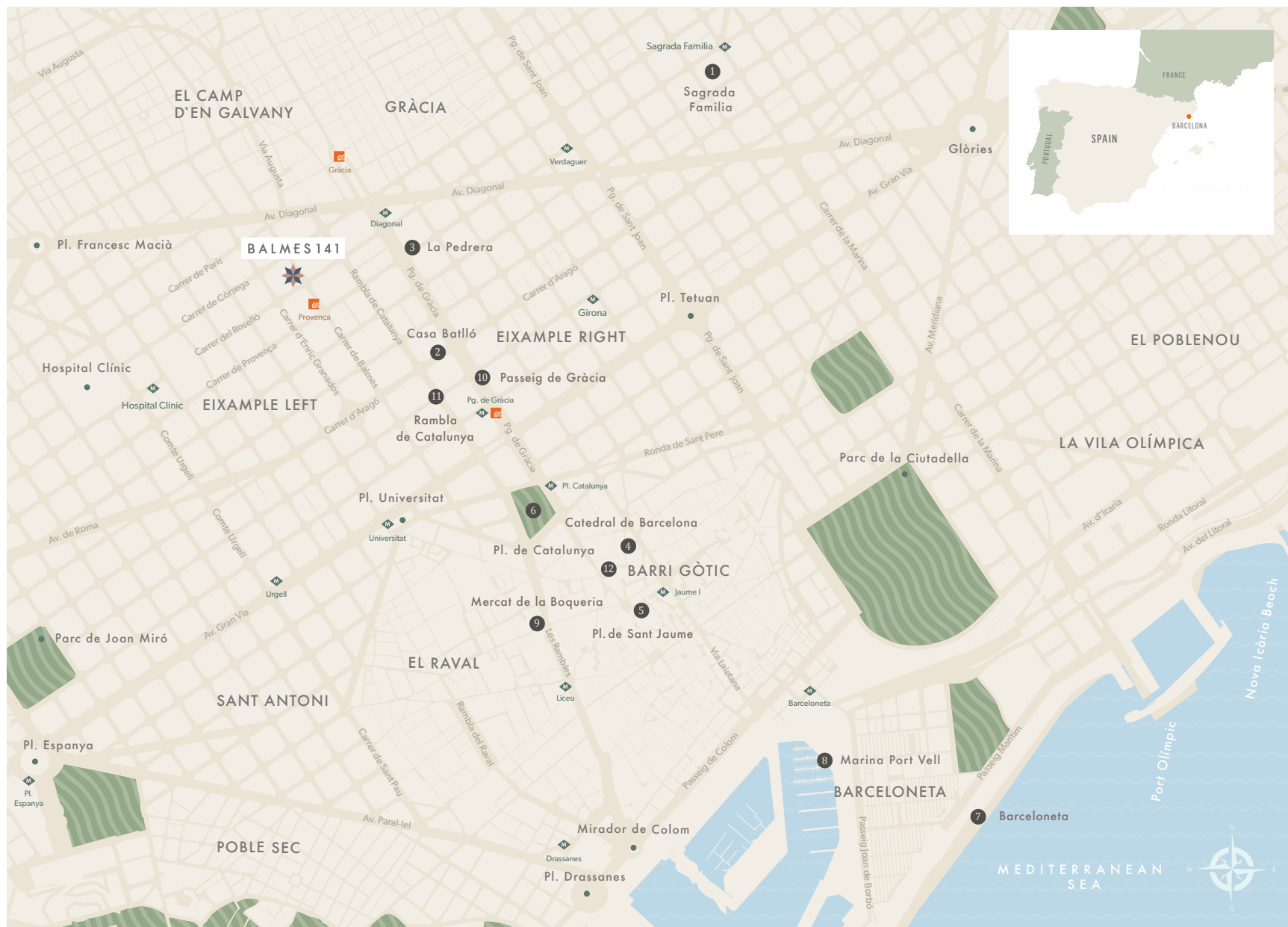
Calle Balmes is located in the heart of the Eixample, one of Barcelona's most central and desirable districts. This exclusive address is well connected to the entire city and surrounding areas, being just a five minute walk from transport links including Diagonal Metro and Provença FCG train station. Balmes 141 is a short walk from Avinguda Diagonal, one of Barcelona's main shopping and business streets and home to many international consulates, banks and a fantastic array of designer boutiques and upmarket restaurants.

Calle Balmes is also set just two blocks from the iconic Passeig de Gràcia, a beautiful tree-lined boulevard and one of Europe's most exciting shopping streets, where many of the biggest international luxury brands, from Louis Vuitton and Prada to Chanel, have flagship stores. Passeig de Gràcia also hosts modernista masterpieces Casa Batlló and Casa Milà (popularly known as La Pedrera) by world-famous Catalan architect Antoni Gaudí (both UNESCO World Heritage sites).



The luxury amenities in this corner of the city are unparalleled, with incredible gastronomy and fashionable cocktail bars.





BARCELONA

1- Sagrada Família

2- Casa Batlló

3- La Pedrera

4- Catedral de Barcelona

5- Plaça de Sant Jaume

6- Plaça de Catalunya

7- Barceloneta

8- Marina Port Vell

9- Mercat de la Boqueria

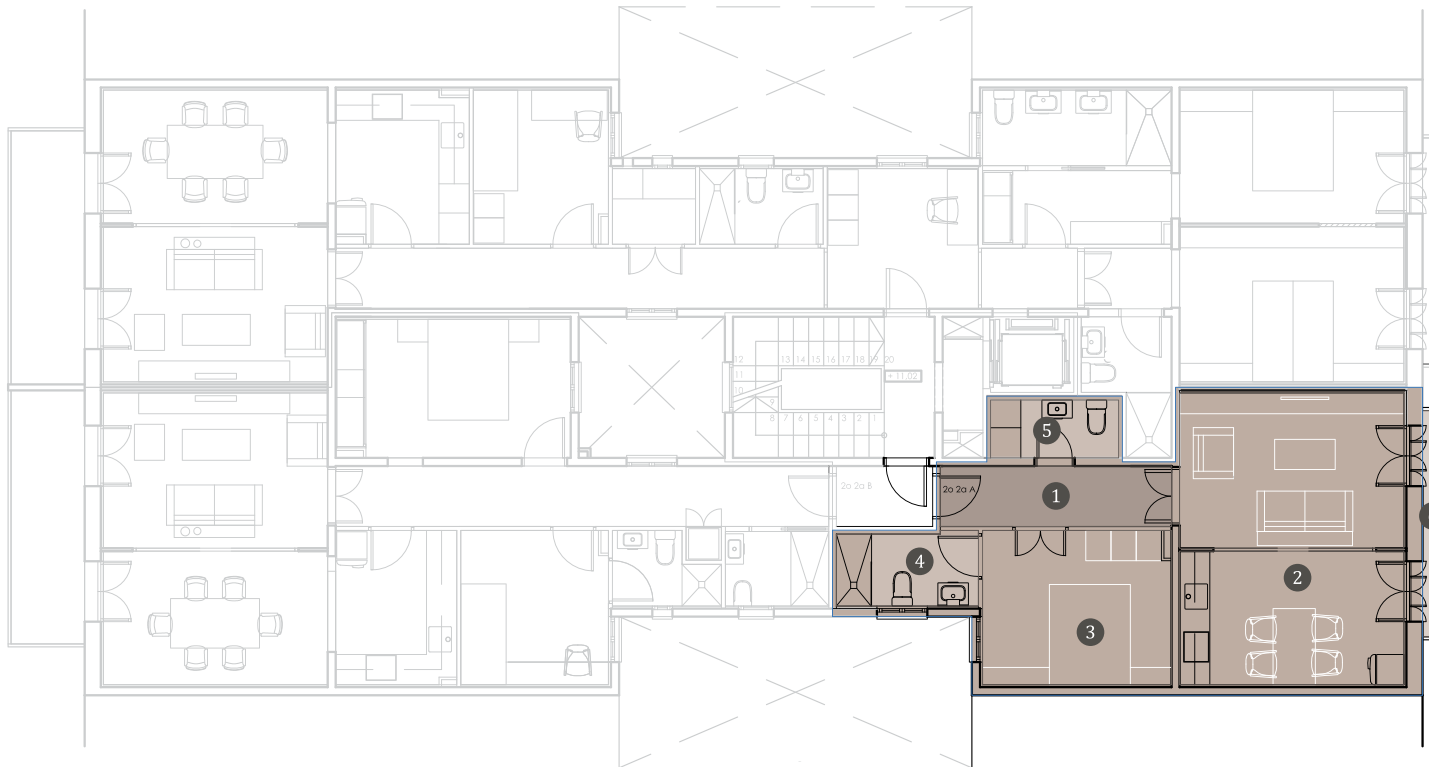
10- Passeig de Gràcia

11- Rambla de Catalunya

12- Barri Gòtic / Old Town

1-BEDROOM APARTMENTS

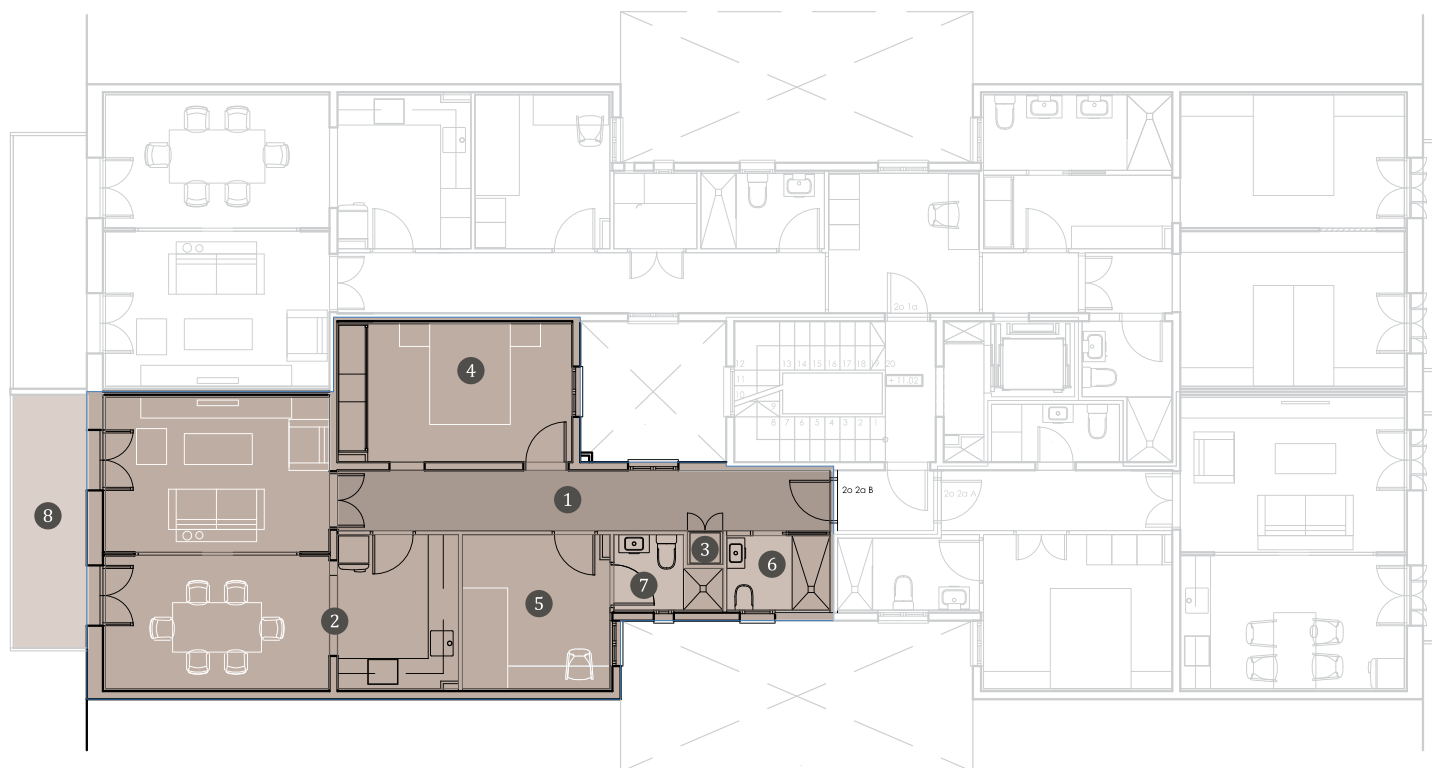
Two beautiful 1-bedroom apartments measuring 58m² with a balcony overlooking Calle Balmes.



1 LOBBY - HALL	5.50m ²
2 LIVING/DINING ROOM AND KITCHEN	25.50m ²
3 BEDROOM	11.45m ²
4 BATHROOM	4.10m ²
5 UTILITY ROOM	2.90m ²
6 BALCONY OVERLOOKING C/BALMES	1.80m ²

2-BEDROOM APARTMENTS

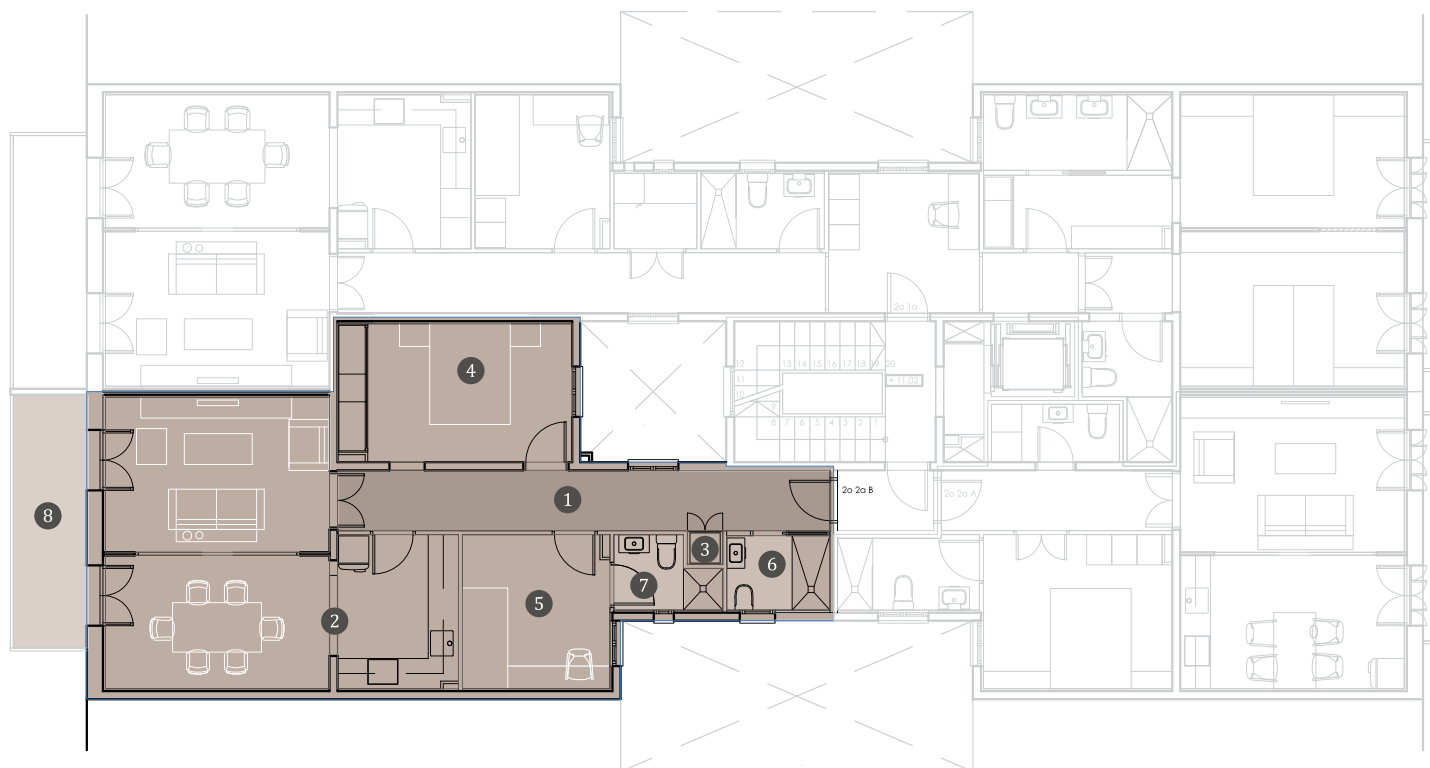
Two bright and spacious 2-bedroom apartments measuring 84m² with a large south-facing balcony overlooking a typical Eixample interior patio with trees.



1 LOBBY - HALL	11.75m ²
2 LIVING/DINING ROOM AND KITCHEN	32.85m ²
3 UTILITY CUPBOARD	0.50m ²
4 BEDROOM 1	12.80m ²
5 BEDROOM 2	8.95m ²
6 BATHROOM 1	3.05m ²
7 BATHROOM 2	2.70m ²
8 BALCONY OVERLOOKING THE INTERIOR PATIO	7.40m ²

3-BEDROOM APARTMENTS

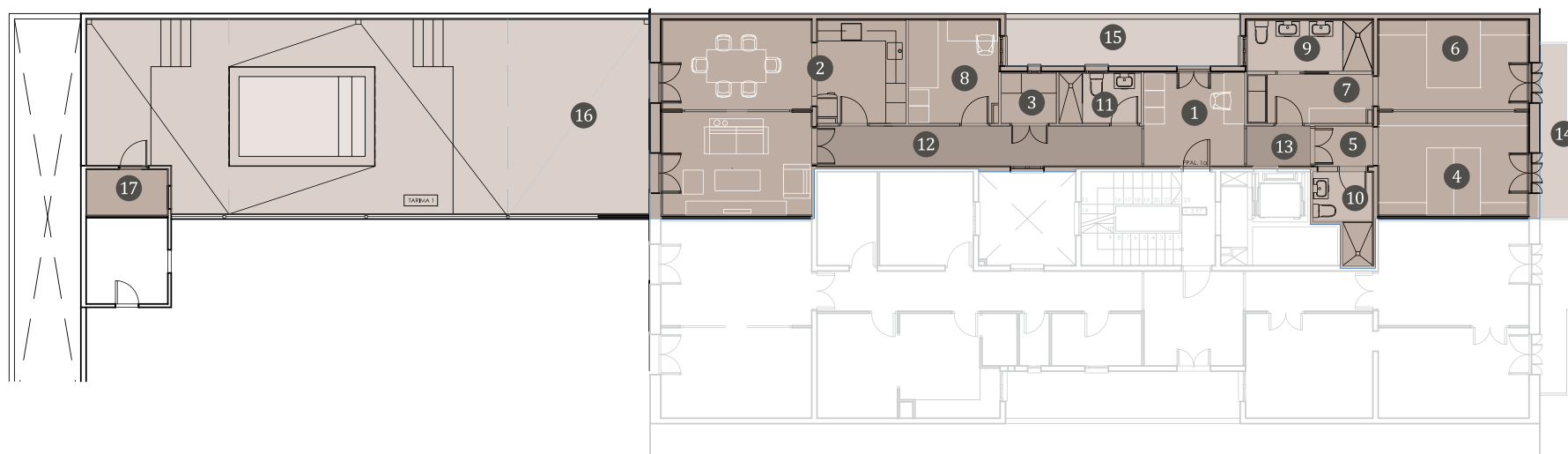
Four bright and spacious 3-bedroom apartments measuring 130m² with both a northerly (Calle Balmes) and southerly aspect and a large south-facing balcony overlooking a typical Eixample interior patio with trees.



1 LOBBY	8.35m ²
2 LIVING/DINING ROOM AND KITCHEN	33.60m ²
3 UTILITY ROOM	2.45m ²
4 BEDROOM 1	13.70m ²
5 BEDROOM 1 HALL	2.05m ²
6 BEDROOM 2	11.80m ²
7 BEDROOM 2 HALL	5.45m ²
8 BEDROOM 3	8.20m ²
9 BATHROOM 1	5.60m ²
10 BATHROOM 2	3.85m ²
11 BATHROOM 3	3.70m ²
12 HALL 1	11.60m ²
13 HALL 2	2.30m ²
14 BALCONY OVERLOOKING C/BALMES	1.80m ²
15 BALCONY OVERLOOKING THE INTERIOR PATIO	7.40m ²

MAIN FLOOR (PRINCIPAL) APARTMENT

3-bedroom apartment measuring 130m² with both a northerly (Calle Balmes) and southerly aspect and a fantastic south-facing terrace of 96m² with a plunge pool.



1 LOBBY	8.35m ²
2 LIVING/DINING ROOM AND KITCHEN	33.60m ²
3 UTILITY ROOM	2.45m ²
4 BEDROOM 1	13.70m ²
5 BEDROOM 1 HALL	2.05m ²
6 BEDROOM 2	11.80m ²

7 BEDROOM 2 HALL	5.45m ²
8 BEDROOM 3	8.20m ²
9 BATHROOM 1	5.60m ²
10 BATHROOM 2	3.85m ²
11 BATHROOM 3	3.70m ²
12 HALL 1	11.60m ²

13 HALL 2	2.30m ²
14 BALCONY OVERLOOKING C/BALMES	4.70m ²
15 INTERIOR PATIO	9.80m ²
16 TERRACE	95.90m ²
17 MACHINE ROOM	3.45m ²

BARCELONA MARKET ANALYSIS

Barcelona is one of the cities leading the way in Spain's recovery, thanks to a series of factors: the lowest real estate prices in the past decade, a strong local economy and its ongoing appeal for lifestyle investors – Barcelona has a great climate, is well communicated with the rest of Europe and is an established cultural and gastronomic hub.

Both 2015 and 2016 are expected to be significant years in Barcelona's property turnaround, thanks to growing international interest in turnkey properties and renewed confidence amongst local buyers. Property prices in the sought-after Example district have fallen up to 40% but, during the past six months or so, they have slowly begun to rise, indicating increasing demand for homes in this desirable, centrally located neighbourhood. Situated in the heart of a vibrant, cosmopolitan and progressive city, offering good potential for both rental yield and long-term return, Balmes 141 offers discerning buyers a unique investment opportunity.

2015 is proving to be another significant year of recovery for the prime residential property market in Barcelona. Prices have stabilised in the past twelve months and growing international interest and the return of national buyers is impacting on demand.





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