



 Carrer del Lleó  
08001 Barcelona

**Price : 230000 €**

## CIUTAT VELLA

Beautiful, fully renovated flat with a balcony and air conditioning, 80 meters from Ronda Sant Antoni and 400 meters from Plaza Universidad (metro lines L1 and L2). This beautiful apartment has been completely renovated with quality materials and exquisite taste.

**It offers:**

- 1 living-dining room with access to a balcony overlooking the street;
- 1 fully equipped open-plan kitchen (refrigerator, dishwasher, oven, stove, and extractor hood);
- 1 double bedroom with a built-in wardrobe;
- 1 full bathroom with shower;
- 1 separate closet with a washing machine and dryer.

**Also noteworthy are:**

The original beams and the combination of hydraulic mosaic and parquet flooring. The balcony window frames are double-glazed and aluminum. It al

so has ducted air conditioning and a split-system heating system. The flat is located on the third floor of a building with no elevator.

**Excellent location:**

On a quiet street and just steps from Ronda Sant Antoni. All kinds of shops are just a few meters away and it is very well connected by public transport. The closest metro stations to the property are Urgell (L1) and Universitat (L1 and L2).

The Ciutat Vella neighborhood is one of Barcelona's oldest and most vibrant. You'll have access to any service you might need. Very close to the property, you'll find supermarkets, bars, cafes, restaurants, gyms, and much more.

Don't hesitate to contact us for more information or to arrange a viewing.

If you prefer, request a virtual guided tour for a first look without having to travel.



## General infomation

Transaction status	For sale
Property type	Flat
Number of floors	4
Built-up area	48 m²
Living space	43.00 m²
Number of rooms	1 m²
Number of bathrooms	1 m²
Floor	3
Number of floors	4
Year of construction	1849
Renovation	2022
Status	Renovated
Energy class	E
Public transport nearby	Yes
School nearby	Yes
Stores nearby	Yes
Downtown	Yes



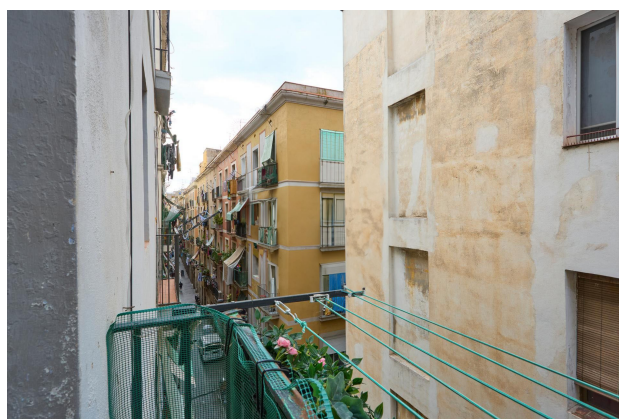


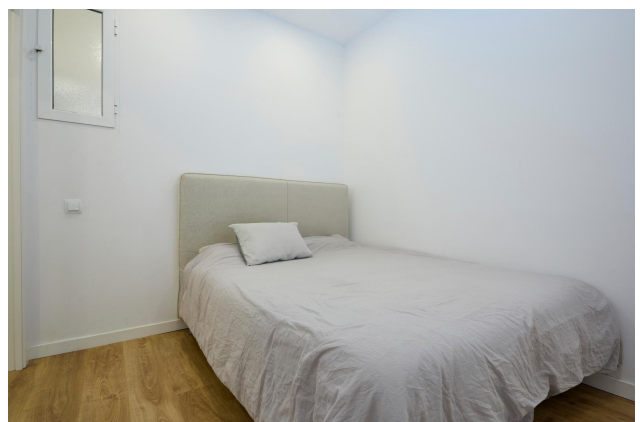
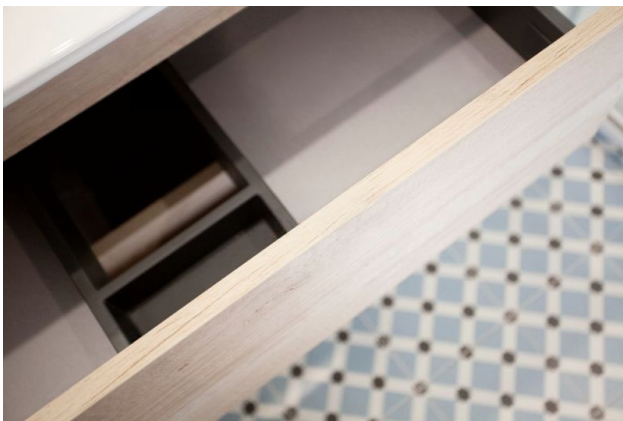


## Features

Lift  
Kitchen type  
Alarm  
Reinforced door  
Videophone  
Double glazing

No  
Office  
Yes  
Yes  
Yes  
Yes





The information contained in this document is provided for informational purposes and is not part of an offer or contract. The provided areas are approximate and should be verified by the customer. The photographs show the property as it was at the time they were taken. Information regarding this property is subject to change at any time..



## MEET THE *founders*



### **Olivier**

#### **Co-Founder**

I have a degree in Business Administration from the University of Liège in Belgium and an MBA from ESADE in Barcelona, where I have been living since 2000.

I have always been passionate about real estate, first on a personal level and now as co-founder of Dupont Estate.

After working for several years as an online marketing manager in large companies, I decided to dedicate myself to my passion: accompanying people who want to sell or buy their property.

With more than 10 years of experience in the real estate sector, I strive every day to ensure that the service we offer is exclusive and excellent. Together with Maria Inmaculada, I accompany and advise homeowners and buyers throughout the whole process of their sale or purchase.

I am fluent in Spanish, French and English.



### **Maria**

#### **Co-Founder**

With a degree in Advertising and Public Relations from the Autonomous University of Barcelona and a Master's degree in Marketing from the Polytechnic University of Catalonia, they say I should have studied law or architecture.

After working for several years as a Product Manager in large consumer companies, I decided to dedicate myself to what I preferred: helping people to convey their home and to find a new home.

Together with Olivier, the development of creative processes, combined with a naturally empathetic approach, has allowed us to develop a unique agency solution.

My greatest satisfaction is to see the happiness of our clients on the day the sale is signed at the notary's office.

I am fluent in Spanish, Catalan and French.