



INVESTMENT OPPORTUNITY

ATIC FOR SALE WITH RIGHT TO BUILD ADDITIONAL STRUCTURE

Muntanya 90º, Barcelona





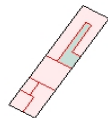




DATOS DESCRIPTIVOS DEL INMUEBLE

Referencia catastral	1851729DF3815B0001BR  
Localización	CL MUNTANYA 90 08026 BARCELONA (BARCELONA)
Clase	Urbano
Uso principal	Residencial
Superficie construida 	288 m ²
Año construcción	1900

PARCELA CATASTRAL



Parcela construida sin división horizontal

Localización	CL MUNTANYA 90 BARCELONA (BARCELONA)
Superficie gráfica	162 m ²

CONSTRUCCIÓN

Uso principal	Escalera	Planta	Puerta	Superficie m ²	Tipo Reforma	Fecha Reforma
COMERCIO		0		67		
VIVIENDA		01		78		
VIVIENDA		+1		47		
ALMACEN		0		71		
ELEMENTOS COMUNES				25		

* Cadastre not updated, the building already has a horizontal division

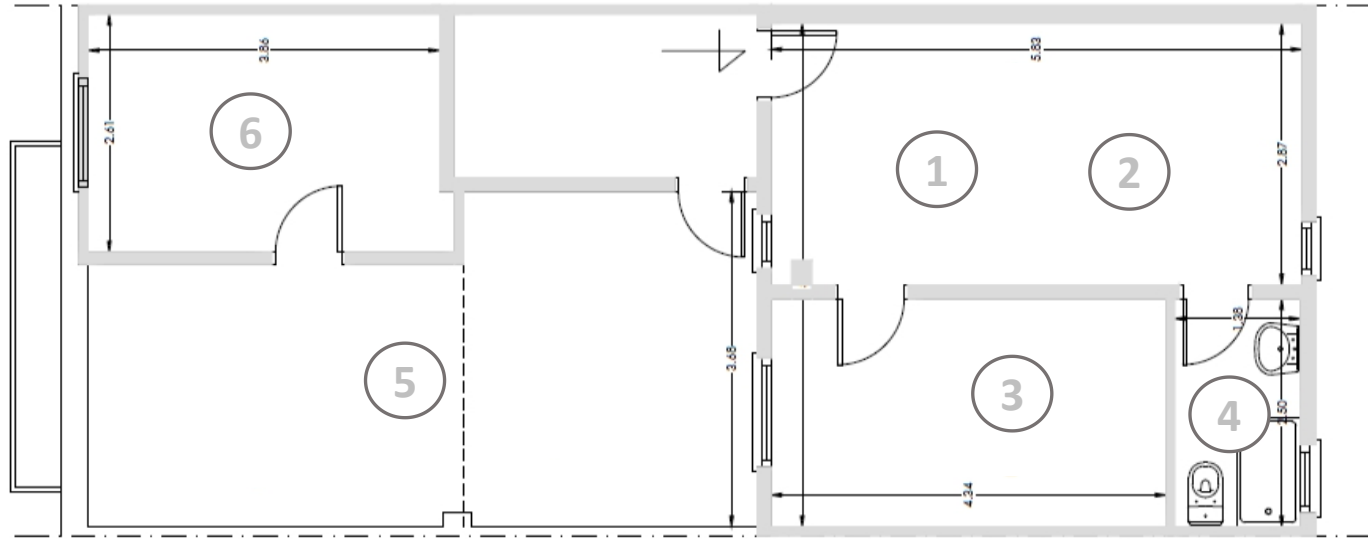
ATIC IN CALLE MUNTANYA 90 FOR SALE WITH RIGHT TO BUILD ADDITIONAL STRUCTURES

The property currently has a built area of 50m² and is rented until 2025 with a monthly rent of € 500, once the rental is finished there is the possibility of building a duplex with a total of 130m², with a 30m terrace and solarium as it is You have the right to increase the volume of the entire plant (80 built) and the right to fly an additional 50m² with a level terrace.

The market value of this duplex in the current market is higher than 600 thousand euros.

The building is small with few neighbors and with an unbeatable location in the heart of the Camp del Arpa, Clot, Sant Marti neighborhood, close to all services.

SALE PRICE 260 000€
A great long-term investment.

**ACTUAL STATE**

1. Living room
2. Kitchen
3. 1 double bedroom
4. Full bathroom
5. Terrace
6. Storage room

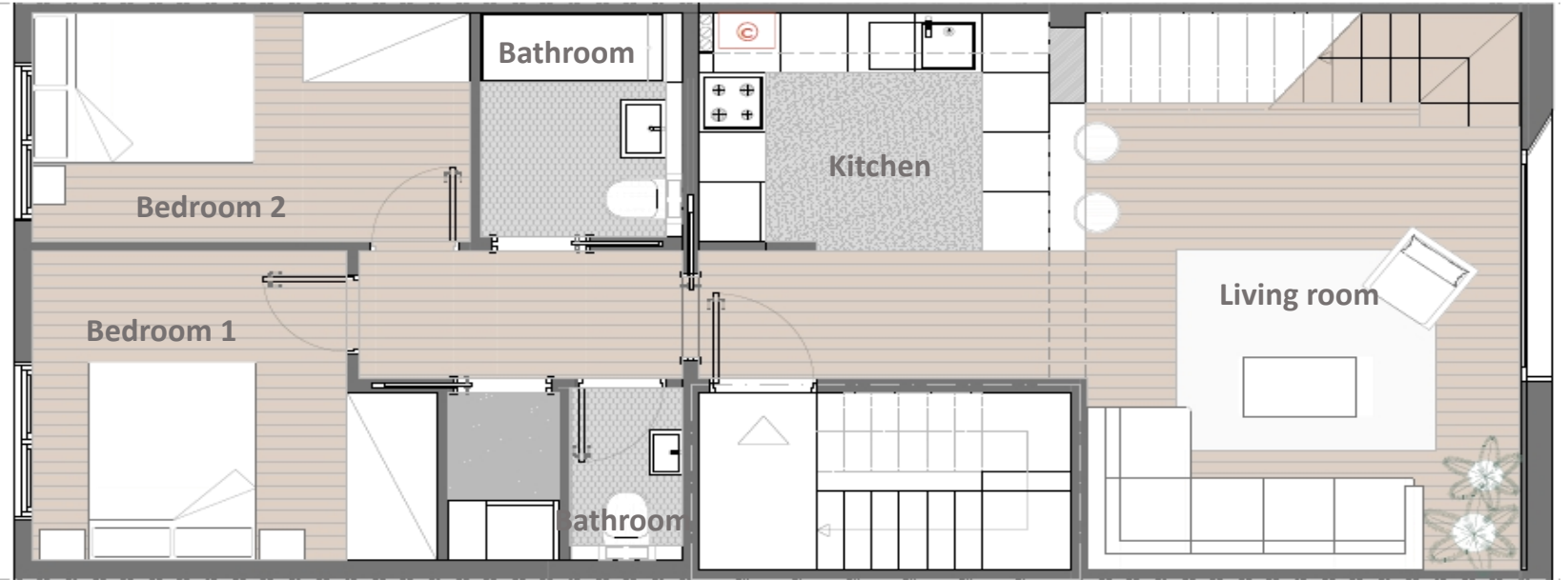




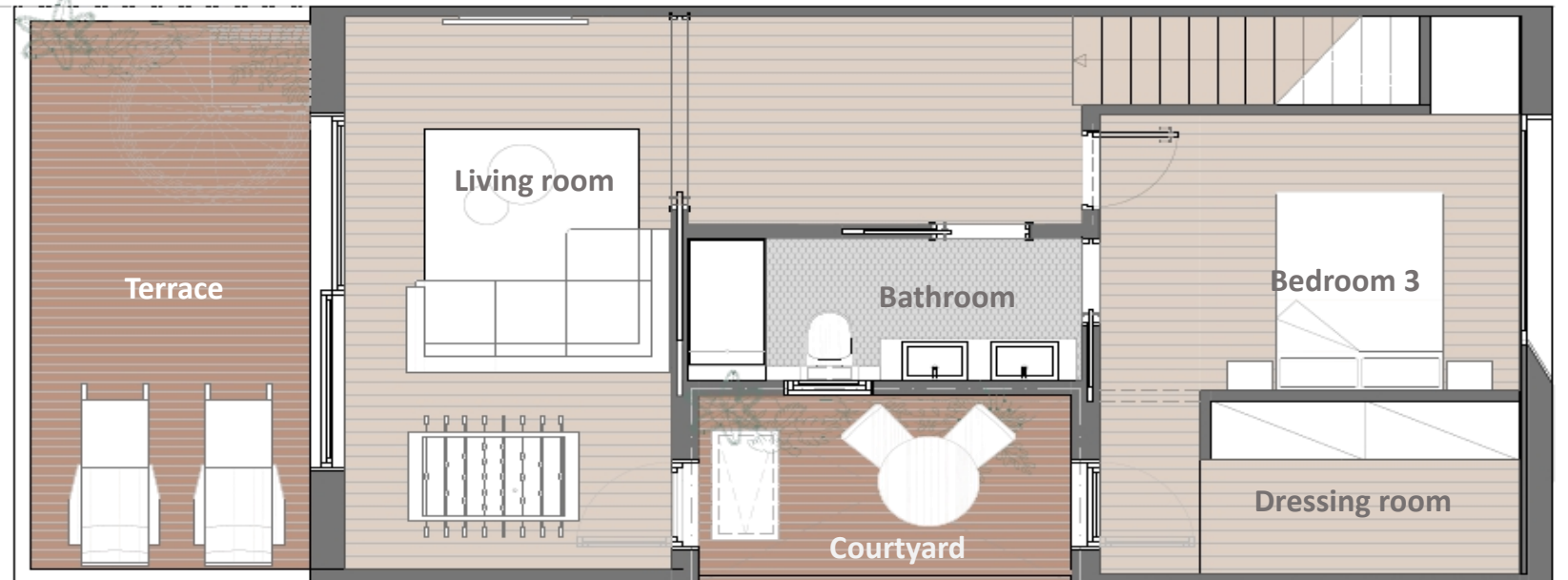
PROJECT PROPOSAL

Floor plan 2 and 3

- Living room
 - Kitchen
 - 2 double rooms
 - Full bathroom and sink
 - Laundry room
- GROUND FLOOR DUPLEX



- Double room
 - Dressing room
 - Full bathroom
 - Courtyard
 - Living room
 - Terrace
- UPPER FLOOR DUPLEX





Main facade

Ático



Ático

Rear facade



GROUND FLOOR DUPLEX

3D Renders





UPPER FLOOR DUPLEX

3D Renders





www.ak-bcn.com

Av. Mistral 2, Entresuelo 2 Barcelona 08015 (Barcelona)

inmo@ak-bcn.com

391 867 356
(+34) 662 195 446