

(El Poblenou)

Ref: ONB2412005



## *New Build Development for Sale in Poblenou*

This is a new-build project with a construction license already granted. The development comprises 10 residences in a very central area of Poblenou, with all services nearby and excellent connectivity. Currently, 3 units are for sale at a competitive price as construction is just beginning. These are apartments with high-quality finishes and excellent climate control systems. **MASONRY:** Facade enclosures will feature a single layer with interior cladding and thermal bridge insulation. Partition walls between residences will be made of ceramic brick. Internal walls will be dry partitions (7 cm thick) with insulating rock wool and Pladur panels. Ceilings will be false Pladur panels. Facades will be finished with lime mortars, colors, and textures matching the Barcelona City Council's guidelines for the "Poblenou Antic" Metropolitan Plan (MPGM). Railings and handrails will be steel, enamelled in the same color as the facade. **ROOFING:** Flat, inverted roofing with ceramic finishes and areas reserved for climate system installations. **FLOORING AND TILING:** Common area staircases and lobbies will feature polished concrete, artificial stone ("Terrazzo"), [...]

Barcelona / El Poblenou

Unit 2 2<sup>a</sup>

Completion Q4 2025

### **FEATURES**

Surface 65 m<sup>2</sup>

2 Rooms

1 Toilets

- ✓ Views
- ✓ Heating
- ✓ Lift

Price 435,000 €

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**PISO PRIMERO 1ª**  
SUPERFICIE ÚTIL 45,20 m<sup>2</sup>  
SUPERFICIE CONSTRUIDA 53,10 m<sup>2</sup>  
SUPERFICIE EXTERIOR 9,20 m<sup>2</sup>  
SUPERFICIE ESPACIOS COMUNES 12,90 m<sup>2</sup>  
SUPERFICIE TOTAL 75,20 m<sup>2</sup>



0 1 2 3 4 5



**PISO SEGUNDO 1ª**  
SUPERFICIE ÚTIL 45,20 m<sup>2</sup>  
SUPERFICIE CONSTRUIDA 53,00 m<sup>2</sup>  
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SUPERFICIE TOTAL 65,90 m<sup>2</sup>



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