



 Calle Alaba  
08005 Barcelona

**Price : 699000 €**

## POBLENOU

Discover this large duplex with terrace and patio completely refurbished with exquisite taste and quality materials in Poblenou, Barcelona.

An outstanding flat in all its meanings to continue enjoying your life as usual and that solves the workplace and living.

Buying a home is usually a long-term decision. That is why it is important to weigh up the pros and cons, to know exactly what you can achieve and what you will have to give up. For example, if you buy a second-hand home, you are giving up the comforts of a recent construction; and if you buy a new home, you are giving up the charm of the building materials that were used in the past. Having the best of both worlds is now possible with this 180 m<sup>2</sup> duplex (143 m<sup>2</sup> carpet area) distributed in two floors, of 114 m<sup>2</sup> and 66 m<sup>2</sup> respectively.

On the entrance floor there is a comfortable

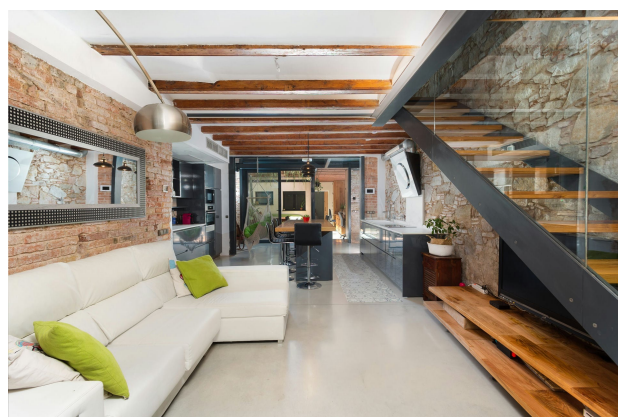
hall where you can park your bike or electric scooter, which leads to a living room with an open kitchen and direct access to the 20m<sup>2</sup> patio, which provides natural light to the whole floor and allows you to enjoy meals with family and friends outdoors. Next, there is a corridor with a work area that leads to the first double room with its own full bathroom. On this same floor we also find a courtesy bathroom.

Through a very comfortable staircase, we access the upper floor where a multipurpose room awaits us - playroom, TV room, office- a complete bathroom and a very spacious double room. The multipurpose room overlooks the patio and the terrace, providing natural light to the whole floor. From there we have direct access to the 27m<sup>2</sup> terrace which offers many possibilities.



## General information

Transaction status	Vendu
Property type	Flat
Subcategories	Loft Duplex
Built-up area	180 m <sup>2</sup>
Living space	143,00 m <sup>2</sup>
Number of rooms	2 m <sup>2</sup>
Number of bathrooms	2 m <sup>2</sup>
Floor	0
Year of construction	1918
Renovation	2019
Status	Renovated
Terrace	2
Terrace area 1	20 m <sup>2</sup>
Orientation of the terrace 1	South
Terrace area 2	27 m <sup>2</sup>
Orientation of the terrace 2	West
Energy class	E
Environment	City
Public transport nearby	Yes
School nearby	Yes
Stores nearby	Yes
Downtown	Yes

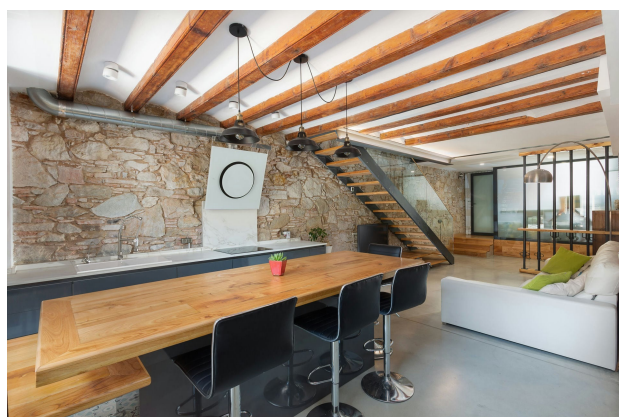




## Features

Kitchen type  
 Toilets  
 Alarm  
 Reinforced door  
 Intercom  
 Videophone  
 Type of heating  
 Heating energy type

Open  
 1  
 Yes  
 Yes  
 Yes  
 Yes  
 Underfloor heating  
 Aerotermita





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.