



## EVARIST ARNUS / LES CORTS

Barcelona / Barcelona ciudad

€1,750

If your goal is to be seen and known, this space is for you... versatile, bright, and full of presence.

With endless possibilities, in this space I could create anything from my own restaurant to a super cute office to work in every day. Isn't it amazing?

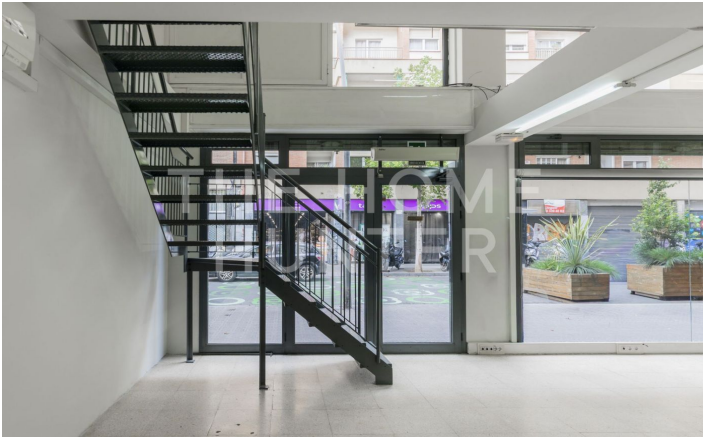
With 95 m<sup>2</sup> distributed over two floors (58 m<sup>2</sup> on the ground floor and 37 m<sup>2</sup> on the mezzanine), this space stands out for its large windows with automated blinds that flood every corner with light.

The ground floor (completely open-plan) is perfect for designing whatever space you imagine: office, shop, studio, creative workspace... On the upper floor, a glass-enclosed mezzanine with two separate areas gives you the ideal privacy to create offices or meeting rooms.

It also includes two restrooms, space for a communications rack, hot/cold air conditioning, and an extraction system... yes, it has it all!

The building dates from 1996, and both community fees and property tax (IBI) are covered by the owner.

Ref.: THH3612





## About us

The Home Hunter is a real estate business with more than 10 years of experience and with the best properties in Barcelona, Madrid, Empordà and Andorra. We understand and sell with warm and transparency, offering a different, honest and close experience. Our vision has turned us into one of the territory's most recognised brands, we are the leaders on Instagram. Follow us on @thehomehunter\_

We are not a typical real estate business, we want to add value to the process, accompanying our client in a complete experience, where you can buy, remodel, decorate and sell with the same people. We are much more than a real estate business. We are a committed team, made up of talented people passionate about finding homes for every story. People that do everything that is possible to help you live the way you dream to. We make the real estate business feel pleasurable and efficient.

