

Ballester / Putxet

El Putxet i el Farró / Barcelona

€795,000

A beautiful duplex in a quiet location, with a cozy terrace where you can have dinner with friends after spending the afternoon by the communal pool. Sometimes, the simplest plans are the ones we love the most.

This brand-new duplex has a total area of 103 m² (93 m² of living space and a 30 m² terrace) and is located on a bright 2nd and 3rd floor. The home offers a spacious living-dining area with access to the terrace, ideal for enjoying every ray of sunshine, and an open-plan kitchen with an island, perfect for sharing moments while cooking. It features a double en-suite bedroom with access to the terrace, a medium-sized bedroom, and a single bedroom, as well as two full bathrooms, one of them en suite. The property includes a private 30 m² solarium terrace, double-glazed Climalit windows, electric shutters, ducted air conditioning, and gas heating with radiators, ensuring comfort throughout the year. The building, constructed in 2008, has an elevator, as well as access to a communal garden and swimming pool that add a touch of relaxation and leisure to everyday life. A parking space in the building is included in the price, with the possibility to acquire additional spaces if needed.

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- 3 Bedrooms
- 2 Bathrooms
- A/C
- Heating
- Backyard
- Lift
- Terrace
- Balcony
- Outside
- Community pool
- Turist license

About El Putxet i el Farró

El Putxet i el Farró is **one of the most charming areas of Barcelona**, known for its peaceful environment and residential character. Its main streets, such as Calle de Craywinckel and Avenida de la República Argentina, are full of shops, local markets, and cozy cafés. El Putxet i el Farró is excellently connected by public transport, including several bus lines and the FGC station at El Putxet, facilitating access to downtown Barcelona and other parts of the city. Additionally, it features numerous parks and green spaces, such as the **Putxet Park**, which provide a relaxed and family-friendly atmosphere, ideal for outdoor walks and recreational activities.

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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.

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