



## AV DIAGONAL / ROGER DE FLOR

Sagrada Família / Barcelona

€1,712

Located on the fifth floor of an office building constructed in 1992, this 113 m<sup>2</sup> gross office space (90 m<sup>2</sup> private area plus 23 m<sup>2</sup> of common areas) combines efficiency, natural light, and a prime location.

The office is arranged around a large working area, currently structured with two independent partitions that allow for flexible distribution between operational areas, private offices, or meeting rooms. The tilt-and-turn windows with double glazing ensure excellent natural light and optimal thermal and acoustic insulation.

It features hot/cold air conditioning, suspended ceilings with recessed lighting, perimeter trunking for cabling, and fiber optic connection. In addition, there is a small open office kitchen within the space, adding extra comfort for day-to-day use.

The building offers two elevators, concierge service during business hours, and private parking. Restrooms are located outside the office, with two restrooms per floor, and the property is equipped with fire detectors and awnings, enhancing safety and comfort.

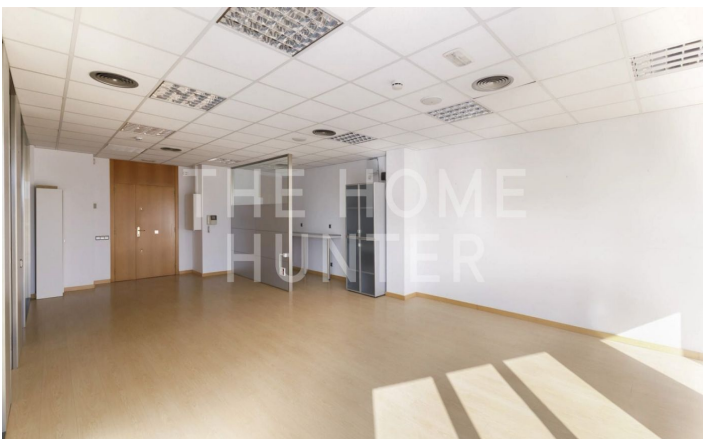
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- 89 m<sup>2</sup>
- 3 Bedrooms

## About Sagrada Família

The **Sagrada Família neighbourhood** is one of the most **iconic and visited areas of Barcelona**. This neighbourhood is famous for housing the majestic Basilica of the **Sagrada Família**, Gaudí's masterpiece. In this area, you will find modern penthouses and comfortable apartments, many in historic buildings with high ceilings and large windows. Bounded by **Avenida Diagonal** and **Calle de Mallorca**, the Sagrada Família neighbourhood offers a mix of local shops, boutiques, and excellent restaurants. The Plaza de la Sagrada Família and its surroundings are lively meeting points. This neighbourhood, with its excellent public transport connections, envelops its residents and visitors in a tapestry of culture and art.





## 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.

