



ALMOGAVERS / ROGER DE FLOR

Sant Martí de Provençals / Barcelona

€2,806

If what you're looking for is a spacious office that's ready to start working in from minute one, this mezzanine floor will win you over. 428 m² distributed between 337 m² of office space and a 23 m² private terrace, perfect for getting some fresh air between meetings.

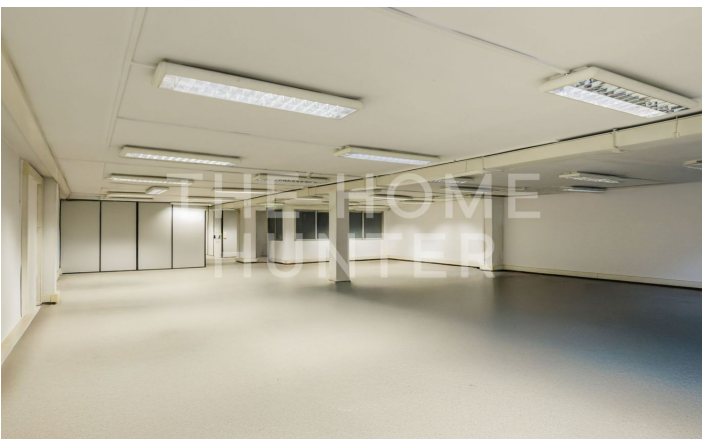
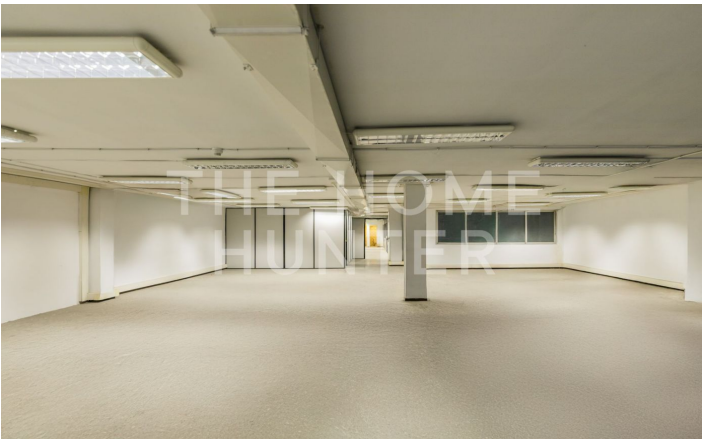
Located on the mezzanine level, this property offers a large open-plan room ideal for creating a flexible workspace, team area or even a showroom, in addition to four independent offices that provide privacy when needed. The city views and climatic windows ensure plenty of natural light.

The space is completed with two independent restrooms, voice and data installation, fire detectors, VRV air conditioning and stoneware floors, as well as fluorescent lighting with the electricity supply already activated: a functional, hassle-free installation.

The building, constructed in 2008, features an elevator and a freight lift, and includes a large parking space, either in the building itself or just outside it. An added bonus that makes a difference.

And, as if that weren't enough, the location is another of its strong points: excellent transport connections, street-level services and a dynamic environment—perfect for companies that need equal parts visibility and convenience.

Ref.: THH3637



• 377 m²

About Sant Martí de Provençals

Provençals del Poblenou is a neighbourhood with a great urban and commercial development in the **Sant Martí** district of **Barcelona**. With a mix of new residential developments and historic buildings, it offers functional and modern homes. Notable streets include Calle de la Llacuna, Avenida Diagonal, and Calle de Bac de Roda, which are home to a wide variety of shops, restaurants, and workspaces. The neighbourhood is ideal for families and young professionals, thanks to its proximity to prestigious universities and modern technological centres. Green spaces, such as **Poblenou Park** and **Central Park of Poblenou**, provide spaces for leisure and relaxation. Well connected by public transport, with several metro and tram lines, Provençals del Poblenou offers easy access to the rest of the city and **Barcelona's beaches**, such as Bogatell Beach and Mar Bella Beach.



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.

