



Passeig de Gràcia / Jardinets de Gràcia

Vila de Gràcia / Barcelona

€25,524

A super modern office, with plenty of space to make the most of, overlooking Jardinets de Gràcia, featuring two entrances and large shop windows. Beautiful, full of natural light, and fully furnished to top it all off.

This 466 m² commercial space is distributed across 440 m² on the ground floor and 15 m² in the basement. The ground floor is divided into several rooms and offers views of the Jardins de Gràcia. It includes an office-style kitchen, two restrooms (one of them adapted), built-in wardrobes, and double-glazed Climalit windows and displays. There is pre-installation for hot/cold air conditioning, and the space is delivered fully equipped with furniture and fittings. It also includes a large parking space, either within the building or nearby. The building was constructed in 2019. The property features an exhaust system and three shop windows totaling 11 meters of frontage facing the Jardinets de Gràcia. It also has a secondary entrance via Riera de Sant Miquel street, with the possibility of adding another display window.

Ref: THH3480



• 454 m²

About Vila de Gràcia

Vila de Gràcia, a picturesque neighbourhood located in the **heart of Barcelona**, is a charming enclave that enchants with its bohemian ambiance and unique architecture. Its cobblestone streets and lively squares, such as **Plaza del Sol** and **Plaza de la Revolució**, are steeped in history and culture, with modernist buildings and designer shops adding a touch of elegance to the urban landscape. Surrounded by charming cafes and trendy bars, Vila de Gràcia is a paradise for leisure and gastronomy lovers, where one can enjoy a wide variety of culinary and entertainment options. **The Gardens of Passeig de Sant Joan** and the Gardens of Teatre Grec provide the neighbourhood with green areas to relax and stroll. Additionally, its excellent public transportation network, including metro and buses, makes it easy to access other parts of the city, making Vila de Gràcia an ideal place to live and explore in Barcelona. This neighbourhood is a hidden treasure that combines the best of urban life with a welcoming and charming atmosphere.





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.

