



## Bright and cozy apartment in Pineda de Mar (barrio de Poblenou).

Property of 71 m<sup>2</sup> built, ready to move in, located in a quiet and well-connected area of Pineda de Mar (Poblenou neighborhood), just a few minutes from the center, the train

Sale price: €225,000 - Year of construction: 2001 - 71 m<sup>2</sup> built - 2 bedrooms - 1 bathroom - Parking space included

It features a bright living-dining room with access to a balcony facing the morning sun, marble floors, and a pleasant sense of spaciousness.

The open kitchen to the living room, with granite countertops, offers a practical breakfast bar, ample storage capacity, and a functional design that seamlessly integrates both spaces, providing warmth and comfort to the whole.

It has 2 exterior bedrooms, one double with a built-in wardrobe and another currently set up as an office or reading area. The renovated bathroom has a spacious shower tray with a glass screen, an updated sink unit, and neutral wall coverings that provide a sense of cleanliness and comfort.

Among its equipment, natural gas heating with a new boiler, aluminum carpentry, marble floors, and a building with an elevator stand out, all within a well-maintained and quiet community. It also includes a parking space in the same building.

A home with soul, ideal as a primary residence or for those seeking a refuge by the sea, with all amenities and an energy that invites you to stay.

The current owners have managed to impart a warm and detailed style, where every corner conveys care and harmony. The furniture and decoration, not included in the sale price, can be negotiated separately if the buyer wishes to maintain the current aesthetic or draw inspiration from it to create their own space.

Transaction	Sale
Category	Flat
Municipality	Maresme
Surface area	71 m <sup>2</sup>
Rooms	2
Bathrooms	1 bathroom
Parking	Yes
Central heating	Yes
Balcony	Yes
Lift	Yes

225.000 €



D - 90 kWh/m<sup>2</sup>  
D - 90 kg CO<sub>2</sub>/m<sup>2</sup>