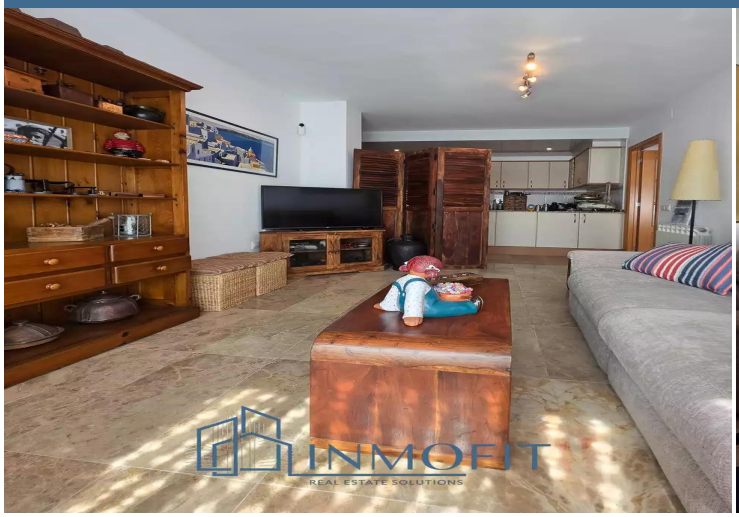
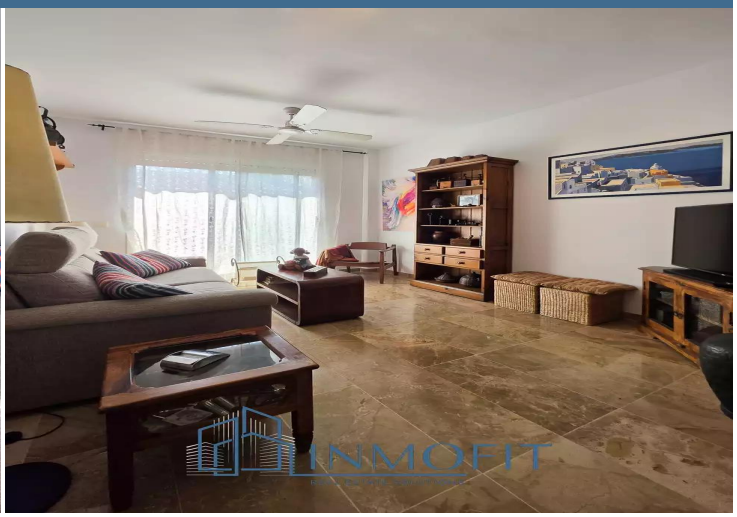
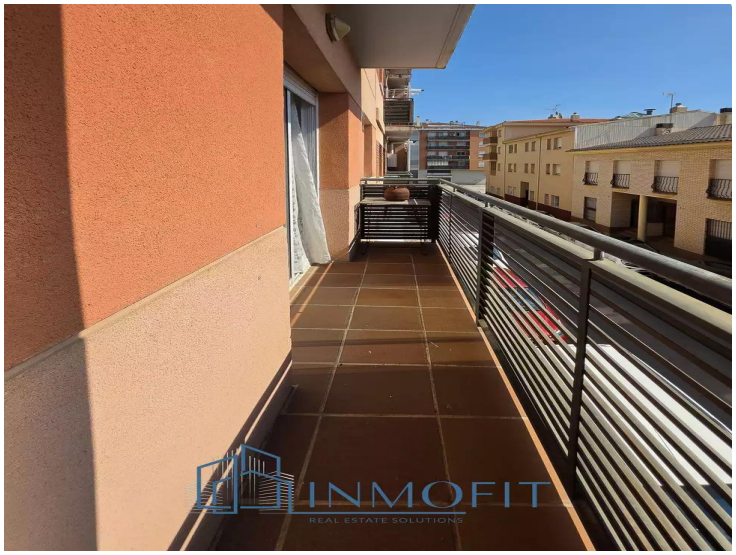






Bright and cozy apartment in Pineda de Mar (barrio de Poblenou).

Property of 71 m² 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 m² built - 2 bedrooms - 1 bathroom - Parking space included
Certificate of Occupancy: CHB08044225001 (03/17/2041) - Energy certificate: BQ76VJB04 (12/23/2035)

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 perfectly integrates both spaces, providing warmth and comfort to the whole.

It has 2 exterior bedrooms, one double with built-in wardrobe and another currently set up as an office or reading area.
The renovated bathroom features a large shower tray with glass partition, updated washbasin cabinet, and neutral finishes that provide a sense of cleanliness and comfort.

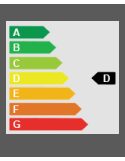
Notable equipment includes natural gas heating with a new boiler, aluminum carpentry, marble floors, and a building with an elevator, within a well-maintained and quiet community.
Additionally, it includes a parking space in the same property.

A home with soul, ideal both as a first residence and for those looking for a retreat by the sea, with all the comforts and an energy that invites you to stay.

The current owners have managed to give it 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.
In compliance with Law 3/2017 of February 13, 2018 of the Civil Code of Catalonia, which approves the Consumer Information Regulation in the purchase and rental of homes in Catalonia, the customer is informed that notarial, registration, and tax expenses applicable (ITP or VAT + AJD) and other costs inherent to the purchase are not included in the price.
Contact INMOFIT Real Estate Solutions · Registered API (AICAT 13420) for more information and to arrange a personalized visit. Your trusted real estate agency on the COSTA BRAVA.

Transaction	Sale
Category	Flat
Situation	C/ Vaticá, 14-16 1-1, Pineda de Mar, Maresme
Built area	71 m^2
Useful area	61 m^2
Condition	Good condition
Rooms	2
Bathrooms	1 bathroom
Parking	Yes
Central heating	Yes
Balcony	Yes
Lift	Yes

220.000 €



D - 90 kWh/m^2
D - 19 kg CO_2/m^2