



ESTATE
BARCELONA

Barcelona
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Hotel Nº18088 Eixample

PRICE	SQUARE	PROFITABILITY	ANNUAL INCOME
2 900 000 €	286m2	%	€

The Boutique Hotel is located in the center of Barcelona, in the Eixample district, a five-minute walk from Plaza Cataluña. It is an exclusive residential property with a hotel license.

This property is the result of the unification of two residential floors and covers a total of 286 m², plus 14 m² of common areas. It has a maximum capacity for 14/15 people distributed in seven rooms with a full bathroom in each.

All rooms are unique, elegant, and charming, and some retain their original ceilings with recently restored 19th-century paintings. Each room is equipped with everything necessary for a comfortable and relaxing stay.

The property also has several high-quality common areas: a reception area, a kitchen for breakfast preparation, a living-





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dining room, and a reading and relaxation area with sofas. It also has a recently renovated terrace overlooking a quiet interior courtyard typical of this Barcelona neighborhood.

The property also has all the services and facilities necessary for its proper operation: direct cold water supply via a water softener, hot water via a tank and boiler, ducted air conditioning and heating, electricity, gas, and a telephone line with internet. The property is in very good condition, ready down to the last detail to resume the hotel business.