



**Unique opportunity: two residential buildings in the coveted Glorias area, Barcelona, ready to be tr**

Two residential buildings for sale to be renovated in the Glorias area, Barcelona.

Unique opportunity: Two residential buildings for sale in a prime location in Barcelona, just steps from the renovated Plaça de les Glòries.

This area is highly sought after by investors due to its strong rental demand and notable potential for appreciation. Additionally, it has excellent transportation connections.

The first building offers a constructed area of 694 m<sup>2</sup>, complemented by 110 m<sup>2</sup> of exterior terraces. It includes 2 commercial premises, one of which has a restaurant license, and 6 residential units.

The second building has a total surface area of 579 m<sup>2</sup>, plus 116 m<sup>2</sup> of exterior terraces, offering a total of 10 residential units.

**Price: 3.400.000 €**

With an attractive yield of 6.5%, both buildings are undergoing comprehensive renovations, providing an excellent opportunity to maximize your investment.

Note: The provided image does not correspond to reality.

Transaction:	Sale	Municipality:	Barcelonès
Surface area:	1.275 m <sup>2</sup>		