

## duplex for sale Polinyà, Vallès Occidental



Exceptional duplex + commercial space in El Raval - Investment opportunity We present a unique real estate opportunity in the heart of El Raval: an 80 m<sup>2</sup> duplex with habitability certificate together with a 48 m<sup>2</sup> commercial space adapted as housing, offering the possibility of unification to create a spectacular 128 m<sup>2</sup> property. It also offers the possibility of segregation. Duplex features (80 m<sup>2</sup>): Ground floor:- Spacious loft with open kitchen- Guest bathroom with shower- Original hydraulic tiles- Exposed beam ceilings- Original wooden doors and windows Upper floor:- 2 double bedrooms- Complete bathroom with shower- Laundry space with cabinet- Preserved original elements Adapted commercial space (48 m<sup>2</sup>):- Converted into housing- Possibility of unification with duplex- Potential for different uses Highlighted features:- Preserved architectural elements- High ceilings with exposed beams- Hydraulic tiles- Original wooden carpentry- Privileged location in El Raval Current status: Property rented with contract until August 2026, ideal for investors seeking immediate profitability with future projection. Price: 490,000€ Viewings available by appointment. A unique opportunity for investors or individuals seeking a property with character and multiple possibilities in one of Barcelona's most dynamic and transforming areas. For more information and viewings, contact us. Villas Mondragon Danish Group is the new way to buy or sell

### property details

Spanishestate id: **6269157**  
reference:: **KCSP-295**  
close to/ located: **Polinyà**  
region: **Vallès Occidental**  
property type: **duplex**  
rooms: **4**  
property surface: **128 m2**  
surface plot: **- m2**  
price: **€ 480.000**

### contact

real estate agent: **Villas Mondragon**  
name: **Maria Mondragon**  
spreek: **English, French, Spanish**  
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