



ARETAIL

carrer maria aurèlia capmany 13

---

BARCELONA

+34 932 931 905 // +34 918 005 468

[www.aretail.es](http://www.aretail.es)



carrer maria  
aurèlia  
capmany 13  
Barcelona



ZONE DESCRIPTION

Magnificent local corner, at street level and in an area of high pedestrian traffic.

A local with a facade of 25m, and a ceiling height of 4,60m<sup>2</sup>. It is distributed in a ground floor of 217m<sup>2</sup> and a loft (non-commercial) of 168m<sup>2</sup>. A total of 385m<sup>2</sup>.

It is a property with lots of natural light, very spacious and located in the center of Barcelona and the Raval neighborhood which is characterized by its atmosphere, with a mix of stores, restaurants, bars and entertainment venues.

Located in a perfect area, just a few meters from the Museu d'Art Contemporani de Barcelona, the Boqueria Market and Plaza Catalunya. Several of the most visited points of the city throughout the year.

The area is excellently communicated by public transport.



PROPERTY DESCRIPTION

CURRENT TENANT	NO TENANT
STORE	SURFACE m <sup>2</sup>
Ground floor	217 m <sup>2</sup>
Other surfaces	168 m <sup>2</sup>
TOTAL	385 m <sup>2</sup>



ECONOMICS INFORMATION

Asking price	€ 4,700 + taxes
Professional Fees	15% of the annual rent or the average of the escalation + taxes





carrer maria  
aurèlia  
capmany 13  
Barcelona

PROPERTY | PICTURES





carrer maria  
aurèlia  
capmany 13  
Barcelona

PROPERTY | PICTURES





carrer maria  
aurèlia  
capmany 13  
Barcelona

PROPERTY | PICTURES



carrer maria  
aurèlia  
capmany 13  
Barcelona

PROPERTY | PICTURES





carrer maria  
aurèlia  
capmany 13  
Barcelona

PROPERTY | PICTURES



carrer maria  
aurèlia  
capmany 13  
Barcelona

PROPERTY | PICTURES







Passeig de Gràcia, 85, 8<sup>a</sup> planta  
+34 935 288 909 • 08008 Barcelona

Serrano, 60, 4<sup>a</sup> planta  
+34 918 005 465 • 28001 Madrid

[www.aretail.es](http://www.aretail.es)

This information has been prepared by ARETAIL, with different information about the market. With the acceptance of this document, the recipient of the same undertakes not to copy, reproduce or distribute this Confidential Document to third parties, neither in its entirety nor in part, without the prior consent of ARETAIL, expressed in writing, as well as to keep permanently confidential all the information contained therein and that is not in the public domain

This Confidential Document has been prepared in order to provide general information about the real estate market. Although the information contained in this document is considered to reflect the true image of it, ARETAIL expressly declines all responsibility for the statements, express or implied, contained in this Confidential Document, for its omissions, or for any other oral or written communications made to any interested party.

Nothing contained in this Confidential Document is a promise or forecast for the future. ARETAIL reserves the right to request the future return of this Document at any time.