



**KENSINGTON**<sup>®</sup>

Finest Properties International

# Exclusive area next to the port of Badalona



## general:

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<b>object number external:</b>	KBMN234	<b>Date:</b>	16.09.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	flat	<b>construction year:</b>	2005
<b>place:</b>	08319 Badalona	<b>living space:</b>	133,00 m <sup>2</sup>
<b>Total space:</b>	133,00 m <sup>2</sup>	<b>floor:</b>	2
<b>Number of Rooms:</b>	5,0	<b>Number of bedrooms:</b>	3,0
<b>Number of bathrooms:</b>	2,0	<b>Condition:</b>	first time use

## prices:

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<b>purchase price:</b>	630.000,00 €	<b>house money:</b>	77,44 €
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## energy certificate:

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## contact person:

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<b>company:</b>	Indisi Group S.L.	<b>name:</b>	Angela Navas
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## Infrastructure:

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## Description:

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Discover this charming apartment that offers stunning sea views, located in one of the most privileged areas of Badalona, next to the port and new channel.

It consists of three bright rooms that invite you to rest and tranquility. The community has a beautiful swimming pool, perfect for cooling off on hot summer days, as well as a playground that will be the delight of the little ones. In addition, the property includes a parking space and is strategically located near a bus stop, facilitating access to the city. Just a few steps away, you can enjoy a wonderful cove that invites you to relax and enjoy the sun and the sea. An ideal home

for those seeking comfort and well-being in a unique environment. Close to the city of Barcelona.

## Location:

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The Badalona Canal as a nautical infrastructure will have 200 moorings for boats of 8 meters in length without mast with a maximum draft of 2 meters and a maximum height of approximately 3.5 meters. As a new axis of metropolitan centrality, it offers 6,000 m<sup>2</sup> of commercial spaces for nautical services, gastronomy and other more general needs to respond to the new maritime district and the new civic environment.

## Other information:

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The port of Badalona, one of the most modern port complexes in Catalonia, opened in 2005. It is an engine of economic reactivation and development, present and future of a city with a great seafaring tradition.

## images

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IMG\_4945





IMG\_4947



IMG\_4948



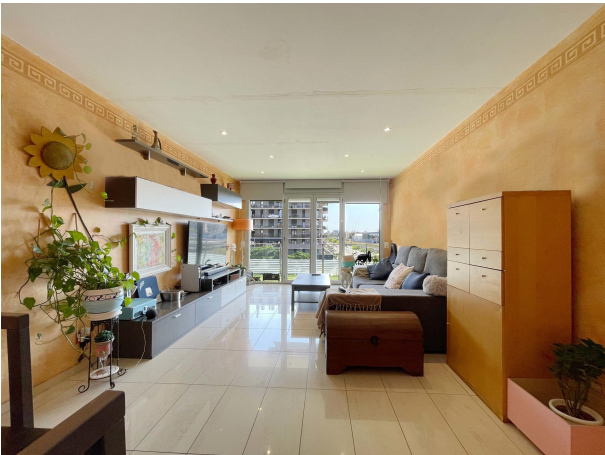
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IMG\_4984

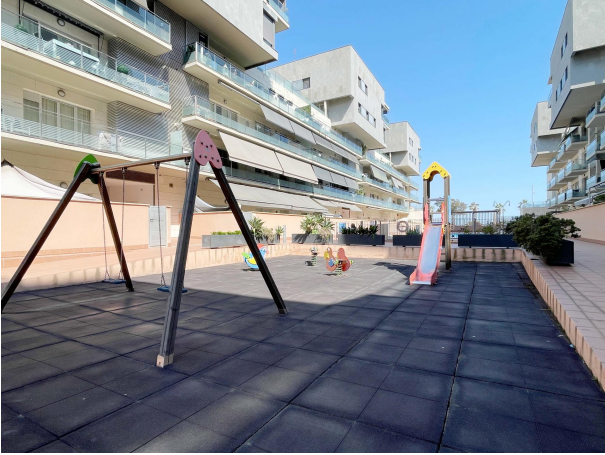


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IMG\_5007



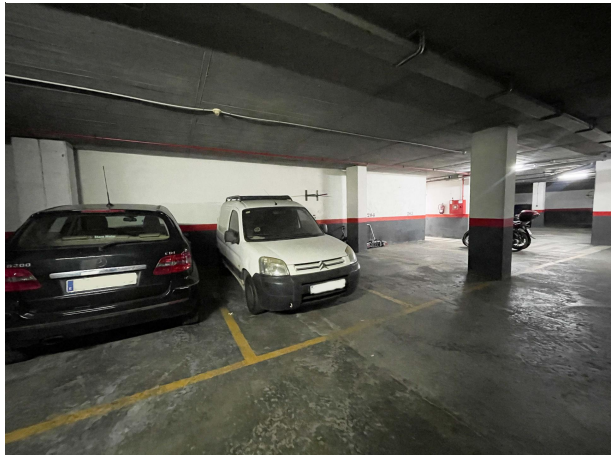
WhatsApp Image 2024-08-06 at 10.07.25



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IMG\_5002





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IMG\_5015



IMG\_5013



WhatsApp Image 2024-08-29 at 12.17.10 (1)

