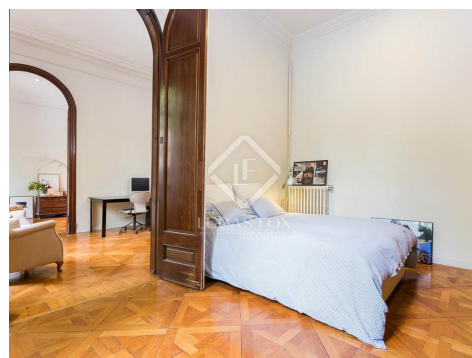
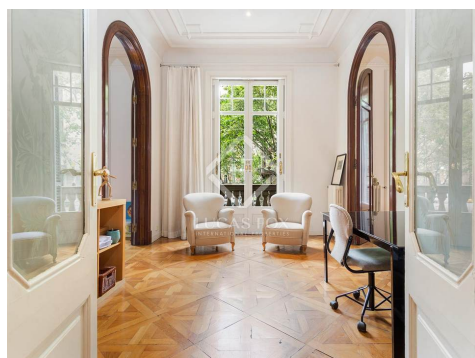


€1,190,000 Apartment - Sold

Spacious period property with a terrace, for sale in a fabulous area of the Eixample

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4 Bedrooms **2** Bathrooms **201m²** Floorplan **35m²** Terrace



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OVERVIEW

4-bedroom apartment on the principal floor of a Modernista building in Barcelona's Eixample area, close to the trendy Born neighbourhood and Ciutadella Park.

This Modernista-style property is located in a well maintained building dating back to the year 1900 with period features such as the original lift.

The living room – dining room covers a generous 50 m² and leads to the glazed gallery and 35 m² south-facing terrace with open views over Calle Trafalgar which is lined with trees, offering greenery and privacy.

The ceilings are very high and the corridor is wide, meaning that the whole property benefits from plenty of sunlight; a rarity in the Eixample district.

Original Modernista features add character to the property, such as the original wooden floors, stained glasswork and sliding doors, the kitchen sink and beautiful vaulted ceilings in an area leading to one of the 2 little interior patios, one from the kitchen and the other from the main bathroom, used as a utility space. As well as the terrace, there is an 8 m² balcony over Ronda Sant Pere.

The current layout offers 3 bedrooms, but the master bedroom has a dressing room which could easily be converted into a fourth bedroom. There is also a small study area in between the 2 main bedrooms that could be used as a guest room or another bedroom if a hallway were built to give access to it. There is a bathroom and a toilet but there is room for 2 complete bathrooms and a toilet. The apartment is registered as having 185 m² but actually has 201 m² plus the terrace, balcony and patios, according to architect's floorplans.

Spacious, pleasant apartment in good condition with charming Modernista features.

This property is listed exclusively with Lucas Fox.



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Terrace, Lift, Wooden flooring,
Period features, Period Building,
Natural light, High ceilings,
Modernist building, Walk-in wardrobe,
Utility room, Transport nearby, Heating,
Exterior, Balcony

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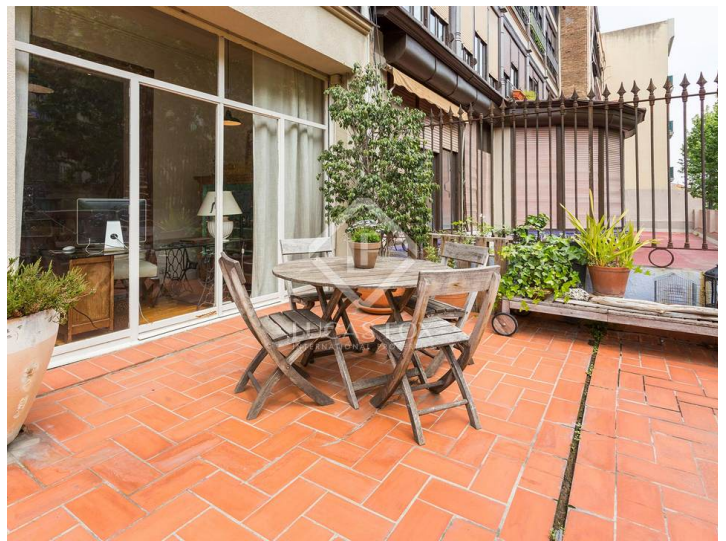
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