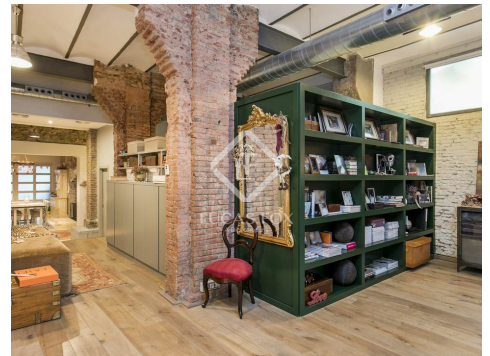


€850,000 Apartment - Sold

## 2-bedroom ground floor apartment for sale in Gracia, Barcelona

Spain » Barcelona » Barcelona City » Gràcia » 08006

2	2	202m <sup>2</sup>	10m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Terrace



Contact us today for more information or to arrange a viewing

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€850,000 Apartment - Sold

## 2-bedroom ground floor apartment for sale in Gracia, Barcelona

### Spacious ground floor New York-style apartment with 2 bedrooms and 2 bathrooms in Gracia, Barcelona.

This unique 202 m<sup>2</sup> ground floor property enjoys an enviable location on a pedestrian street between Via Augusta and Gran de Gracia, just 5 minutes away from the glamorous Paseo de Gracia. It has an elongated 10 m<sup>2</sup> terrace and a private entrance.

The 195 m<sup>2</sup> of usable surface area is spread over 1 level with just a few steps separating the kitchen, bathroom and utility room from the 2 bedrooms and living area. Additional rooms include the games room at the entrance of the apartment and the general multi-purpose space in the middle of the apartment that could be used as a reading area or converted into a dressing room for example. Partition walls dividing the rooms do not reach the ceiling, thereby allowing light to flow and the different spaces to communicate, much like a New York-style loft apartment.

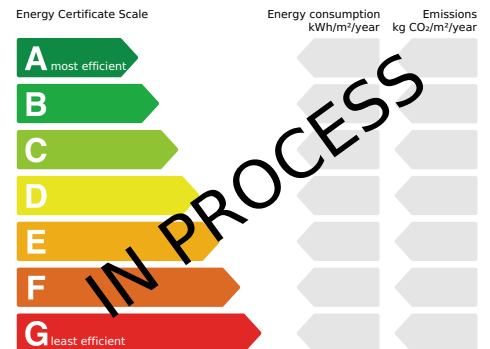
It has been impeccably designed with a distinct Boho-chic style and is presented in excellent condition. Wooden beams, exposed brick walls, solid oak flooring and an industrial extractor fan in the kitchen are just some of the top quality finishes you will find in this exquisite city centre property.

Unique character and an excellent location define this spacious 2-bedroom apartment.



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Private garage, Wooden flooring,  
Period features, Natural light,  
High ceilings, Parking, Well,  
Walk-in wardrobe, Transport nearby,  
Renovated, Playroom, Interior, Heating,  
Exterior, Chill out area,  
Built-in wardrobes, Alarm,  
Air conditioning



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€850,000 Apartment - Sold

## 2-bedroom ground floor apartment for sale in Gracia, Barcelona



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