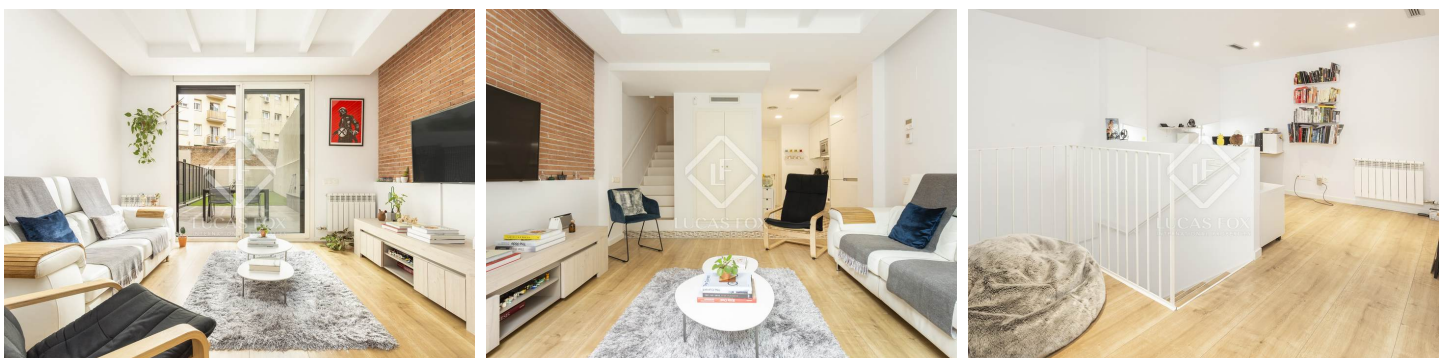
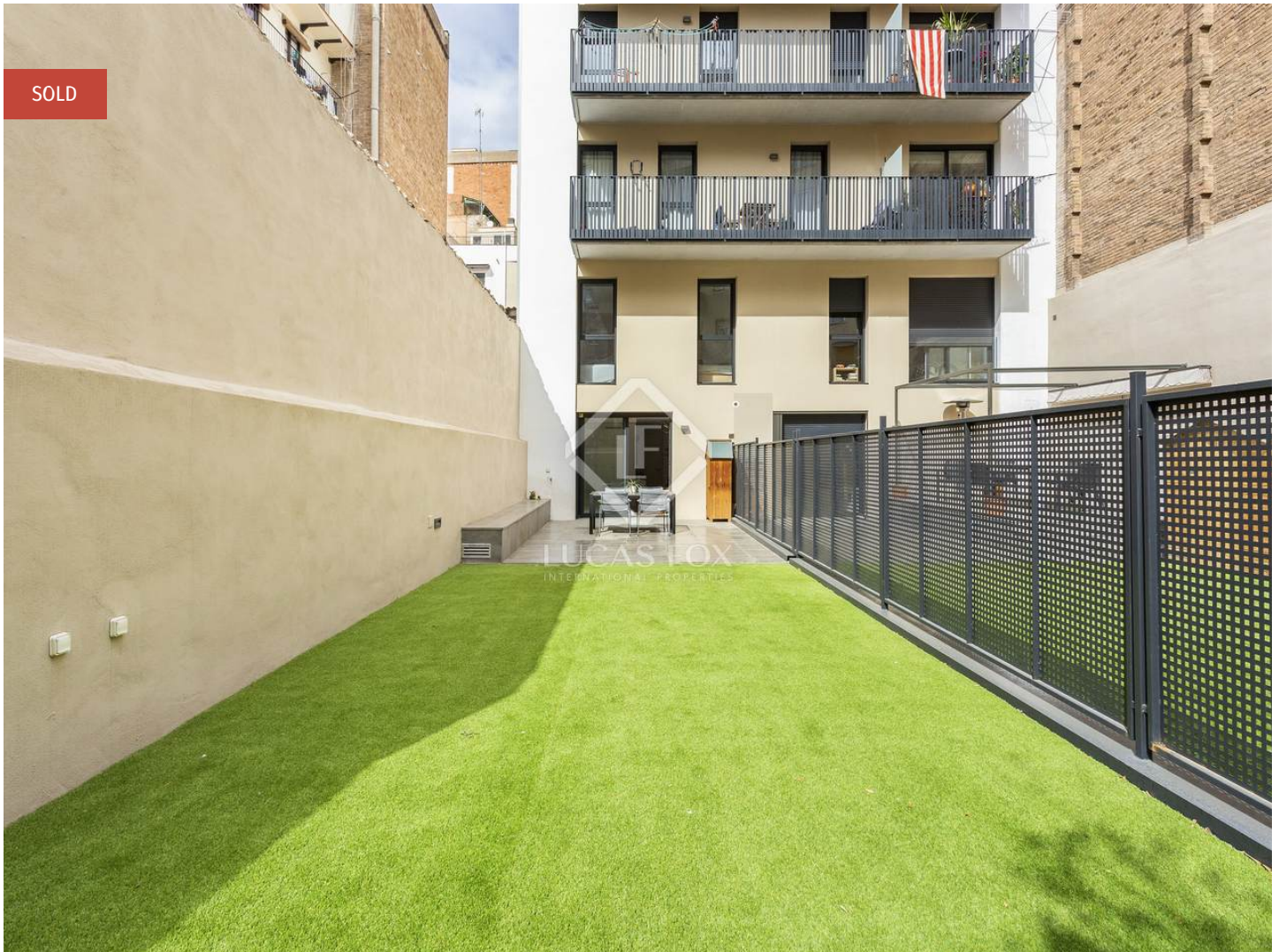


€550,000 Apartment - Sold

## New ground floor duplex with a garden for sale in Gràcia, Barcelona

Spain » Barcelona » Barcelona City » Gràcia » 08024

**2** Bedrooms    **3** Bathrooms    **98m<sup>2</sup>** Floorplan    **86m<sup>2</sup>** Garden



Contact us today for more information or to arrange a viewing

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### OVERVIEW

## Fantastic opportunity to acquire a very bright apartment in Gràcia with 2 bedrooms, 3 bathrooms, office, terrace & garden.

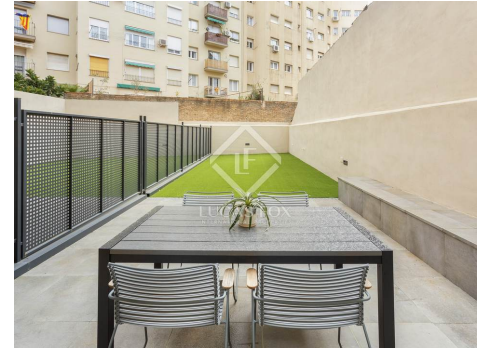
This welcoming duplex is located in Gràcia Nova, near Joanic and the lively centre of Gràcia. The apartment is presented in excellent condition, dating back just 3 years, and has an intuitive layout with clearly defined areas: the day area on the lower floor and the night area on the top floor.

We access the apartment through the building's entrance. On entering the property a hallway leads to a complete bathroom and kitchen open to the living room. This room is very bright thanks to large glass doors that open onto the terrace and 86 m<sup>2</sup> garden, the ideal space for outdoor dining or a barbecue with friends whilst enjoying Barcelona's excellent climate.

From the living room we head upstairs. Here we find an open area that could be used as a study or games room, another complete bathroom and two double bedrooms. The main bedroom has its own bathroom, all bathrooms have a shower.

For maximum comfort and convenience the apartment is equipped with air conditioning, heating and a home automation system. Parking is available to purchase in the same building at an additional cost of €25,000.

Contact us for more information or to visit this recently built home in Gràcia Nova.



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Terrace, Garden, Lift, Wooden flooring,  
Natural light, Mosaic tile flooring,  
High ceilings, Parking, Transport nearby,  
Pet-friendly, New build,  
Near international schools, Interior,  
Heating, Exterior, Equipped Kitchen,  
Domotic system, Built-in wardrobes,  
Barbecue, Air conditioning

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