

€950,000 Penthouse - Sold

## Duplex penthouse of 153 m<sup>2</sup> plus 68 m<sup>2</sup> of terrace space, fo sale in Eixample Right, Barcelona

Spain » Barcelona » Barcelona City » Eixample Right » 08009

5	4	161m <sup>2</sup>	64m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Terrace



Contact us today for more information or to arrange a viewing

+34 933 562 989 · [info@lucasfox.com](mailto:info@lucasfox.com) · [lucasfox.com](http://lucasfox.com) · Passeig de Gràcia 78, Principal 2<sup>a</sup>, Barcelona, Spain

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**Fantastic duplex penthouse with 153 m<sup>2</sup> of interior space and 68 m<sup>2</sup> divided between 2 terraces. Located in the Eixample Right of Barcelona.**

Spectacular opportunity in the Eixample Right of Barcelona.

Duplex penthouse for sale with 153 m<sup>2</sup> of interior space and 68 m<sup>2</sup> distributed between 2 terraces, one per floor.

The property is located on Carrer Bailén, in the Eixample Right of Barcelona, a few minutes' walk from Passeig de Gracia and next to Passeig Sant Joan and Plaça Tetuán, as well as being very close to the historic centre of the city. It has several nearby metro and bus stops, such as "Girona" or "Tetuán", and is a few minutes' walk from Plaça Catalunya, where it has all the necessary transport connections.

The penthouse is located on the 9th and 10th floors of a building built in 1975. This type of building stands out for its height, which offers spectacular views from the property, as well as for its wide entrances with lifts of more generous sizes than in the classic buildings of the Eixample. But above all, the property stands out for offering the added comfort of its 10 m<sup>2</sup> parking space which is not included in the sale of this apartment.

The property is made up of 2 floors, one of about 91 m<sup>2</sup> and the duplex floor of about 62 m<sup>2</sup>. Each floor also enjoys a terrace of 45 m<sup>2</sup> and 24 m<sup>2</sup>, respectively. The penthouse is in need of a major overhaul, although considerable improvements were made a few years ago, such as aluminum joinery for acoustic and thermal insulation, or the installation of air conditioning units. Also, both the laminated parquet and the boiler were replaced 6 years ago. It also has an alarm and smoke detectors to guarantee greater security.

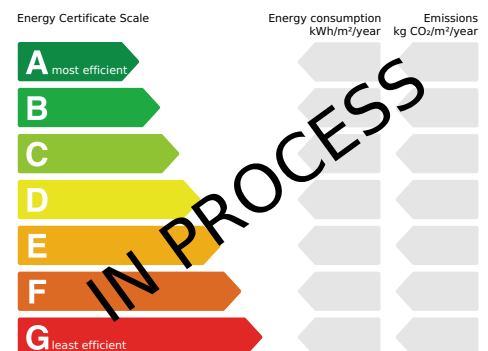
Entering the property, first we find the hall. To our right we have 1 bedroom / office and to the left comes the day area, which has a spacious closed kitchen located next to a large living-dining room with direct access to the terrace. On this floor there is also 1 complete bathroom for guests and 1 double bedroom with a private bathroom, which is ideal if there is a member of the family who does not want to use the stairs to access the second floor. This level also has a fully functional fireplace.

On the second floor we find the night area, with 3 double bedrooms, all with natural light and ventilation. The second and third bedrooms have 1 shared bathroom, while the main bedroom has direct access to the second terrace of the penthouse, which is perfect and more private.



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Mountain views, Terrace,  
Concierge service, Lift, Natural light,  
Parking, Wheelchair access,  
Transport nearby, To renovate,  
Pet-friendly, Interior, Heating, Exterior,  
Equipped Kitchen, Double glazing,  
Barbecue, Balcony, Air conditioning



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This penthouse is an excellent opportunity both for investment and for people looking to create a special and bright space with access to terraces to enjoy in an unbeatable location.



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