

€1,700,000 Apartment - For sale

## Excellent 4-bedroom principal floor apartment with a 70 m<sup>2</sup> terrace for sale in El Born, Barcelona

Spain » Barcelona » Barcelona City » El Born » 08003

**4** Bedrooms    **3** Bathrooms    **325m<sup>2</sup>** Floorplan    **70m<sup>2</sup>** Terrace



Contact us today for more information or to arrange a viewing

+34 933 562 989 • info@lucasfox.com • lucasfox.com • Passeig de Gràcia 78, Principal 2<sup>a</sup>, Barcelona, Spain

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### OVERVIEW

**Elegant and welcoming principal floor apartment that has been renovated and has 4 bedrooms, 3 bathrooms and a 70 m<sup>2</sup> terrace, located in a prime location.**

This property is located in a classic building from 1875 with a newly installed lift. It is undoubtedly a sublime renovation: the warm mix of colours, the perfect combination of the character of the handcrafted ceilings, and the mosaic floors with all the comforts of a modern home.

This unique home, difficult to find in the heart of Barcelona, due to its size of more than 300 m<sup>2</sup>, its coffered ceilings over 4 metres high in excellent condition, its sunny terrace, and its renovation carried out with great care. Upon entering, we find a large hall to receive guests and store their coats and other belongings.

The apartment has the classic layout of Eixample homes, with a dual aspect. As we enter, on the right-hand side, we find the master suite area, which is made up of a large double bedroom, a large dressing room, a luxury bathroom and a very large work area.

Following the corridor, to our left we have another large double bedroom suite, a shower room and the guest bedroom with dressing room.

The rest of the property offers the large living-dining room, the open kitchen, the reading corner that opens onto the terrace, the ironing area and the pantry.

The day area ends on a terrace of about 70 m<sup>2</sup>, which is very sunny and quiet. An automatic awning has been installed on the terrace, which covers almost the entire width of the terrace. From here, we access a large and private storage room, a piece that is very useful for families.

This is, without a doubt, a unique opportunity for lovers of the Eixample who want to have all the tranquility and comforts available just a step away from the city centre and all its attractions.

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Terrace, Concierge service, Period features, Natural light, Mosaic tile flooring, High ceilings, Walk-in wardrobe, Storage room, Renovated, Interior, Heating, Exterior, Equipped Kitchen, Double glazing, Chill out area, Built-in wardrobes, Air conditioning

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