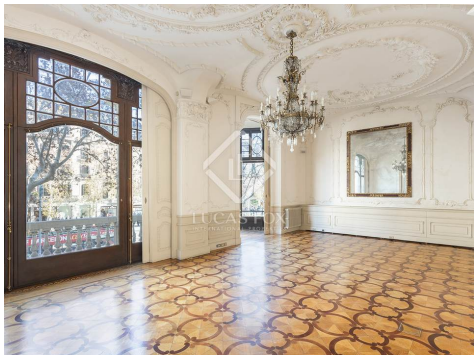


Price on request Apartment - For sale

## Incredible 632 m<sup>2</sup> principal floor apartment with 311 m<sup>2</sup> terrace for sale on Paseo de Gracia.

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**4** Bedrooms    **6** Bathrooms    **632m<sup>2</sup>** Floorplan    **311m<sup>2</sup>** Terrace



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### OVERVIEW

## Immense stately apartment with a stunning 311 m<sup>2</sup> garden terrace in a breathtaking Modernista palace on Paseo de Gracia.

On the principal floor of what is quite possibly the most exquisite Modernista Palace on the city's most desirable street, Paseo de Gracia, we find this remarkable property for sale.

Casa Palau Malagrida is a listed building by the early twentieth century architect Joaquim Codina I Matalí and it is an example of the Modernista movement in all of its glory.

The façade of this spectacular palace features central balustrade and curved window seating areas, all embellished with decorative relief plasterwork and floral patterns.

This impressive property measures some 632 m<sup>2</sup> (511 m<sup>2</sup> in register) and boasts a fabulous 311 m<sup>2</sup> palace garden with a beautiful central water feature and areas for relaxation and outdoor dining.

The property occupies the entire Principal floor of the building and contains several rooms that may be used by the new owner as required. They are currently designed for use as 4 bedrooms, 6 bathrooms, a waiting room, library and an office. The master bedroom has its own bathroom and boasts a generous 50 square metre surface area. The 2 mezzanine floors house the children or guest bedrooms with a bathroom and the staff quarters which include a kitchen and are completely separate.

The living area consists of a splendid living room and connected dining room with endless period features such as high ceilings with decorative mouldings, picturesque window seats and floor tiles. Between the dining room and the modern kitchen we find a unique room which has been completely lined with mahogany wardrobes and is designed for use as a bar area, the ideal place for entertaining guests.

Amazing views of Paseo de Gracia can be seen from the front of the property and the stunning garden is at the rear, an oasis of peace, tranquillity and beauty at the heart of the city.



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Terrace, Garden, Lift, Wooden flooring, Period features, Period Building, Natural light, Mosaic tile flooring, Marble flooring, High ceilings, Modernist building, Views, Service entrance, Heating, Fireplace, Exterior, Double glazing, Balcony

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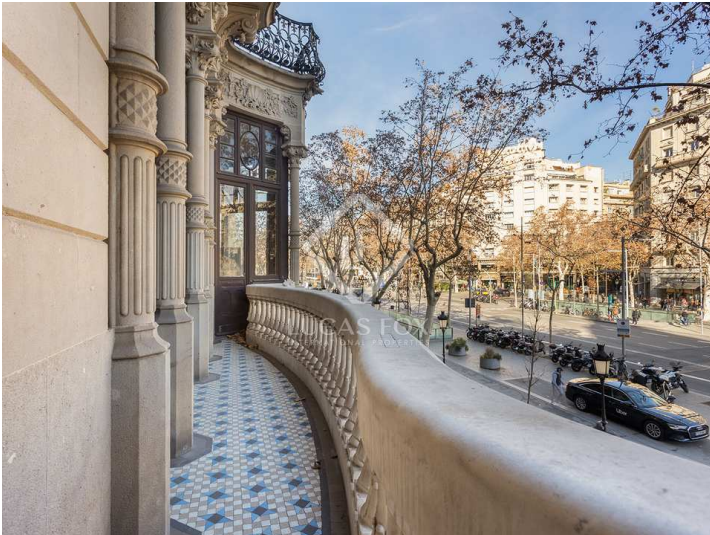
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Rarely does such a unique architectural gem come on to the market, making this a once in a lifetime opportunity to acquire an exquisite piece of Barcelona's Modernista heritage.



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