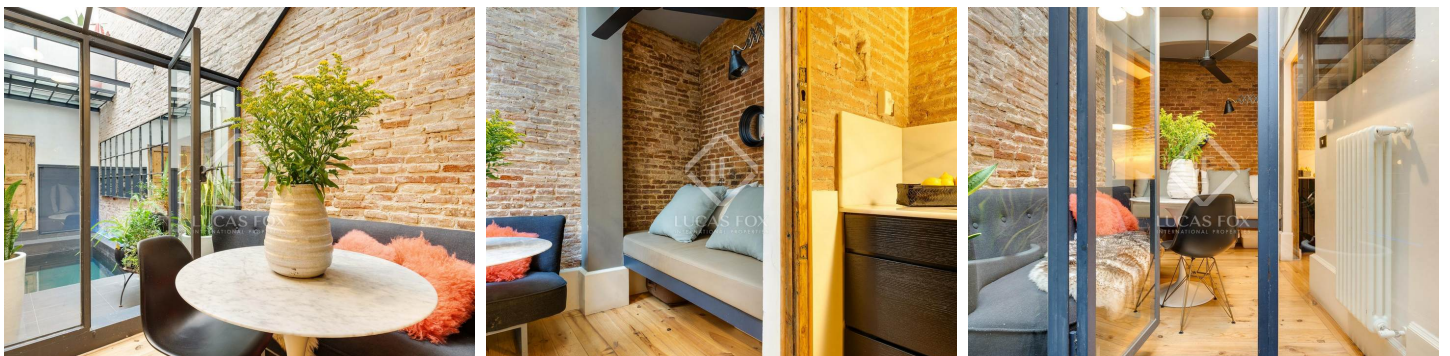


€985,000 Apartment - Sold

Industrial duplex loft with a terrace and pool for sale in Barcelona

Spain » Barcelona » Barcelona City » Eixample Right » 08009

3 Bedrooms **3** Bathrooms **290m²** Floorplan **65m²** Terrace



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OVERVIEW

Industrial duplex loft, a unique property on the market, with a terrace and pool for sale in on on the most sought-after areas of Barcelona city centre: in the heart of Eixample Right.

A workshop and living space in one place, in the heart of Barcelona. Ideal for freelancers, publicists, artists, designers, sculptors, photographers, filmmakers, producers, painters, musicians, etc. In addition, given its characteristics, it would also be perfect for a family. This loft with two floors, plus an top floor, right in the heart of Eixample Right, offers the opportunity to live as though in a country house, in the heart of the city whilst enjoying the luxury of residing in such a unique space.

The duplex loft, a unique property on the market, has been carefully renovated, with attention having been paid to even the smallest detail, respecting the original features of the Eixample such as door frames, exposed brickwork, hydraulic tiled flooring, wooden beams, different textures, and a host of industrial details from the time, all combined with modern finishes.

The property is within a building dating back to 1900 with a lift, a 7-minute walk from Passeig de Gràcia and 3-minute walk from Passeig de Sant Joan. A few meters away we have several garages with rental places always available, and the area is perfectly connected by public transport.

We access the 289.92 m² loft from the lobby of the building, through an entrance hall that, through a wide corridor, gives access to the duplex. Cabinets made from industrial iron and mirrors run the length of the corridor, giving amplitude while taking advantage of the space for storage. At the end of the corridor, an elegant open floor opens out, which revolves around a room with different uses, such as lounge, meeting or dining room, and gives access to other spaces. This large space bathed in overhead light is the property's central space with large windows onto three private courtyards, one of which enjoys a relaxation area and a mini-pool for hot days. Something unique, exclusive, luxurious and original, with a fireplace and boiserie.



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Terrace, Indoor swimming pool, Lift, Wooden flooring, Natural light, Mosaic tile flooring, High ceilings, Walk-in wardrobe, Utility room, Storage room, Renovated, Playroom, Heating, Equipped Kitchen, Chill out area, Air conditioning

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3	3	290m²	65m²
Bedrooms	Bathrooms	Floorplan	Terrace

Around this room is the open and minimalist kitchen, perfectly planned to make it practical and welcoming, with two entrances from the central room for greater comfort. There is also a chill-out area under an industrial vault. At the entrance, next to the corridor, we find the 3 study-offices; three spaces which can be used as required such as offices, library, bedrooms, etc. A bathroom, located in one of the industrial patios, with original marble troughs, completes this floor.

From the central space we access the upper floor through a patio covered by custom-made windows, climbing the original staircase from 1900 which gives access to a more private area. This area consists of 3 rooms, with different possibilities for usage, such as offices, photographic dark room or double bedrooms, with two full bathrooms (one en-suite) and a large dressing room. The private en-suite bathroom is an original iron and glass case from the industrial era, both on the floor and on the ceiling, to give way to light, but done in such a way that no privacy is lost. All combined with black microcement and white marble, which creates a unique sensory space.

Both floors revolve around large iron windows which cover the central patio and give light, privacy and a great personality, making the place a unique, exclusive and original visual experience.

Finally, from both floors we have access to the stairs that take us to the private terrace of 65 m² on the third floor. It is located in the courtyard of the building and has space for a lot of plants, a Balinese bed, a storage room and a dining area. An ideal place for parties, socialising and sunbathing in total tranquillity: an authentic urban oasis. The terrace has a connection to the water network meaning that a shower can be installed, if desired.

The loft is equipped with wooden flooring, raised on battens, and also original hydraulic tiled floors typical of the Eixample. It has air conditioning, as well as fans, and heating with custom vintage radiators. A gas boiler supplies the entire building, to ensure great comfort throughout the year.

The loft, being an industrial premises, does not have a certificate of occupancy.

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