

€995,000 Apartment - For sale

## Impressive, sunny, renovated apartment on Carrer Aragó, very close to Passeig de Gracia in the Golden Square.

Spain » Barcelona » Barcelona City » Eixample Right » 08009

**3** Bedrooms    **2** Bathrooms    **145m<sup>2</sup>** Built size    **6m<sup>2</sup>** Terrace



Contact us today for more information or to arrange a viewing

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### OVERVIEW

## Renovated property of 143 m<sup>2</sup> with 3 double bedrooms and 3 bathrooms on a top floor of a stately building near Passeig de Gracia.

The 143 m<sup>2</sup> apartment is located in a stately building near Passeig de Gracia. It is a high and bright apartment with open views and one of the best layouts in the area.

This is a dual aspect apartment, so it enjoys both morning and afternoon sun.

Once we enter the apartment, we find a large hall of 8 m<sup>2</sup> that separates the day area and the night area. On the right hand side of it, we find the day area, oriented east and with direct morning sun. In this impressive room of 56 m<sup>2</sup> plus the 5.82 m<sup>2</sup> gallery, there are 3 parts: an open kitchen with a central island, the dining table in the centre of the room and, at the opposite end to the kitchen, the living room. The whole room culminates with a beautiful gallery and 2 small balconies overlooking the courtyard.

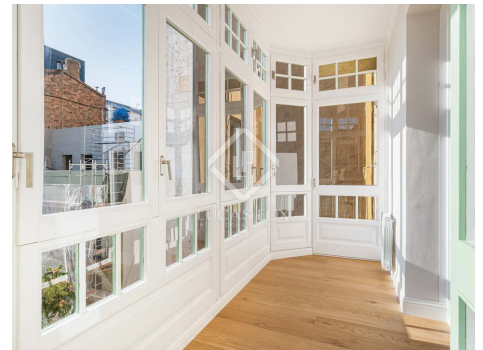
Returning to the centre of the apartment, where we entered, there is one of the bathrooms and a small room with a washer and dryer.

Looking from the main entrance on the left, we will finally find the night area with 3 impressive spacious bedrooms of 13.61 m<sup>2</sup>, 16.99 m<sup>2</sup> and 18.04 m<sup>2</sup>. One of them has its own bathroom with a bathtub and shower. This room, which is the largest, also has built-in wardrobes along the entire length of the wall and access to a balcony overlooking the street.

The second bedroom, the smaller one, is located between 2 rooms, also with fitted wardrobes and with access to a balcony overlooking the street.

Finally, the third bedroom of almost 17 m<sup>2</sup>, the second largest, also has built-in wardrobes along the entire length of the wall and access to balcony to street.

The property has been renovated with high quality materials and all the details.



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Terrace, Lift, High ceilings, Natural light, Period Building, Period features, Wooden flooring, Modernist building, Air conditioning, Balcony, Built-in wardrobes, Double glazing, Equipped Kitchen, Exterior, Heating, Interior, Near international schools, Pet-friendly, Renovated, Storage room, Transport nearby

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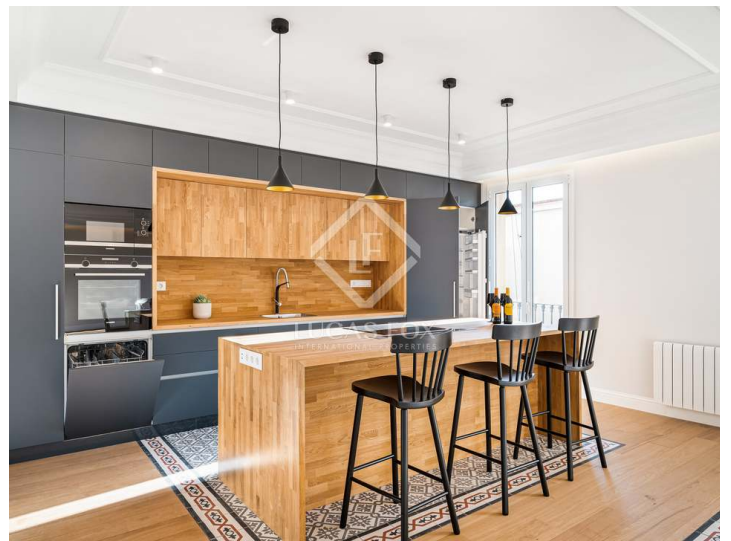
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