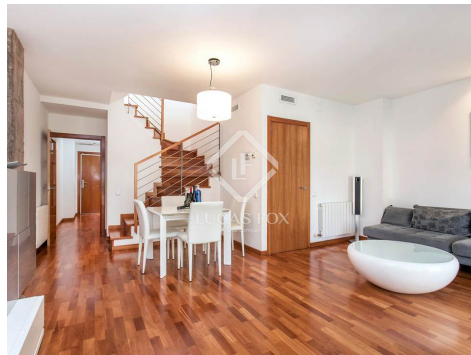
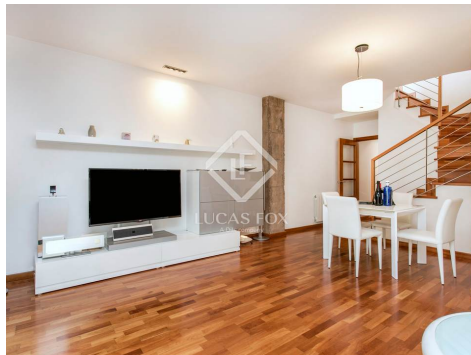


€1,000,000 Apartment - For sale

## Excellent 2-bedroom apartment with a tourist licence and a 44 m<sup>2</sup> terrace for sale in Eixample Right

Spain » Barcelona » Barcelona City » Eixample Right » 08010

<b>2</b>	<b>2</b>	<b>94m<sup>2</sup></b>	<b>44m<sup>2</sup></b>
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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### OVERVIEW

### Apartment in perfect condition with tourist licence, 2 bedrooms, 2 bathrooms and a 44 m<sup>2</sup> terrace for sale in Eixample Right.

This fantastic property of 92 m<sup>2</sup> plus 44 m<sup>2</sup> of terrace space is located on Carrer Girona, in the Eixample Right of Barcelona, and also has a valid tourist licence.

The area, one of the most coveted in the city, is perfect for tourist rentals as it is very central and surrounded by services. Likewise, it is within walking distance of several places of tourist interest in the city.

The modern building and façade stand out among the typical Eixample architecture, and provide the apartment with great features that are rare in the area, such as a large comfortable lift and low building maintenance costs.

Entering the apartment we find the day area, with the closed, equipped kitchen which is in perfect condition. From the hall we access the living room, which is very spacious, with lots of light thanks to its windows and with direct access to a balcony. From the same living room, we go to the first double bedroom with a private bathroom.

From the living room, we go up some stairs that lead to the duplex floor, which consists of a second bedroom with private bathroom and access to a private terrace of exclusive use of 44 m<sup>2</sup>, perfect for daily use.

The finishes are modern, of good quality and even with great potential for improvement. The apartment is perfect for use as a tourist home, but also as a second residence to be rented out while not being occupied.

Do not hesitate to call us to arrange a viewing.



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Terrace, Lift, Wooden flooring, Natural light, Parking, Wheelchair access, Transport nearby, Renovated, Pet-friendly, Heating, Exterior, Equipped Kitchen, Double glazing, Balcony, Air conditioning

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