

€725,000 Apartment - For sale

## Apartment with 32m<sup>2</sup> terrace for sale in Eixample Right, next to Plaça Catalunya

Spain » Barcelona » Barcelona City » Eixample Right » 08007

**3** Bedrooms    **3** Bathrooms    **115m<sup>2</sup>** Built size    **32m<sup>2</sup>** Terrace



Contact us today for more information or to arrange a viewing

+34 933 562 989 • info@lucasfox.com • lucasfox.com • Pau Claris 108, pral., Barcelona, Spain

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### OVERVIEW

## Fully renovated apartment with 3 bedrooms, 3 bathrooms and a 32 m<sup>2</sup> terrace, for sale next to Plaça Catalunya.

Fantastic 115 m<sup>2</sup> apartment with 32 m<sup>2</sup> terrace for sale in Eixample, next to Plaça Catalunya.

The building, situated next to Carrer Bergara and Ronda Universitat, in the heart of the city, has been recently renovated. The architectural style is classic but is in an ideal state of preservation. The building is certified by the ITE (building technical inspection). Next to Plaça Catalunya, Hotel Pulitzer, and el Triangle.

The apartment is on the first floor of the building, which can be accessed both from the elevator (without architectural barriers) and by a classic staircase.

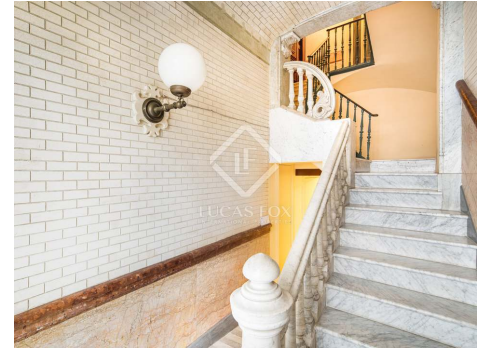
We are welcomed into the apartment by a large hall. The first thing we notice are the original hydraulic floors that extend throughout the property. To our left we find the night area, with two double bedrooms facing the street, with a southwest aspect and large windows. Next to these two bedrooms, from the hallway, we access a dressing room followed by the third bedroom which opens onto a walkable light well and is connected to the kitchen.

Next to this bedroom we find the first bathroom, a renovated full bathroom with a shower. Following the corridor, on our right there is a guest WC followed by the second bathroom, also with a shower. The kitchen, opening onto a walkable interior courtyard and with a built-in pantry, is on the left.

Just before reaching the lounge, on the right, there is a small room with storage space.

In the day area there are two rooms: the dining room and another one currently used as a main bedroom which could be transformed into a living room. From both you access a magnificent terrace, communal but for private use, of around 30 m<sup>2</sup>. It is a perfect space to enjoy the calm in the heart of the city.

Contact us to arrange a viewing.



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Terrace, Lift, High ceilings,  
Mosaic tile flooring, Natural light,  
Period Building, Period features,  
Modernist building, Air conditioning,  
Balcony, Double glazing, Equipped Kitchen,  
Exterior, Heating, Renovated, Storage room,  
Transport nearby, Walk-in wardrobe,  
Wheelchair access

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