

€750,000 Apartment - For sale

## Excellent New York style loft property with 2 bedrooms and 2 bathrooms for sale on the ground floor of a building in Gracia, Barcelona

Spain » Barcelona » Barcelona City » Gràcia » 08006

2 Bedrooms    2 Bathrooms    202m<sup>2</sup> Built size    10m<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

### 202 m<sup>2</sup> apartment located on the ground floor of a Vila de Gracia building, in an enviable location on a pedestrian street between Via Augusta and Gran de Gracia.

The 195 m<sup>2</sup> of useable surface area in this apartment is spread over one floor. The kitchen, 2 bathrooms and the laundry room are separated from the 2 bedrooms and the living room by steps. There is also a games room at the entrance of the apartment and a multipurpose space in the centre of the home, which could, for example, be used as a reading area or become a dressing room. The partitions that separate the rooms do not reach the ceiling, allowing light to flow between the different spaces and to connect with each other, like a New York-style loft. It has a 10 m<sup>2</sup> long terrace and its own private entrance.

It has an impeccable design with an unmistakable boho-chic style, and it is presented in good condition. The wooden beams, the exposed brick walls, the solid oak parquet floors and the industrial kitchen extractor are just some of the high quality finishes that you will find in this exquisite property.

A spacious 2-bedroom apartment that is defined by its unique character and its excellent location.



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Private garage, High ceilings, Natural light, Period features, Wooden flooring, Parking, Air conditioning, Alarm, Built-in wardrobes, Chill out area, Exterior, Heating, Interior, Playroom, Renovated, Transport nearby, Walk-in wardrobe, Well

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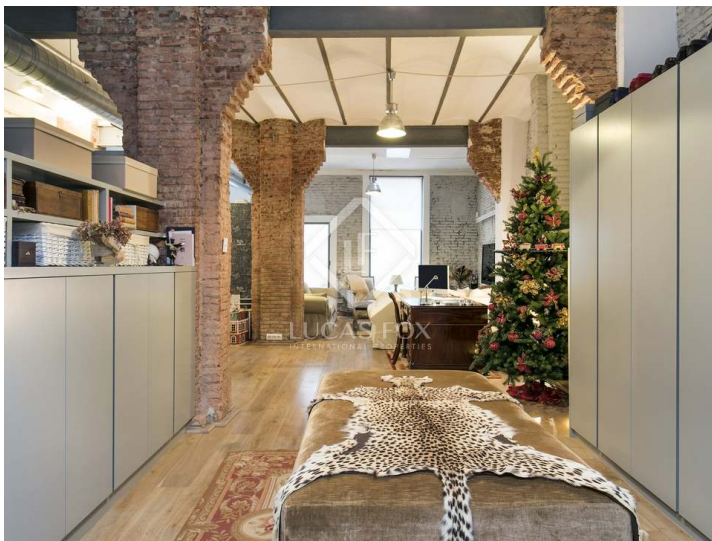
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Bedrooms	Bathrooms	Built size	Terrace



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