

€1,500,000 Apartment - Sold

## Impressive house-style apartment with several terraces and parking for sale next to Plaça de Gracia, in Eixample

Spain » Barcelona » Barcelona City » Eixample Right » 08037

<b>3</b>	<b>3</b>	<b>110m<sup>2</sup></b>	<b>104m<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 2ª, Barcelona, Spain

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### OVERVIEW

## Unique home with fantastic features for sale in one of the most sought-after passages in Barcelona, next to Passeig de Gràcia, Barcelona.

Upon entering the property, we find a spacious hall that in turn acts as a central landing leading to the different rooms of the apartment. To the right, we find both the living room and the kitchen. From there, we have direct access to a fantastic level covered outdoor area that is currently used as a dining room and that connects with both the level terrace and the upper terrace. After the porch and the terrace area, we find another space built with a bedroom with private bathroom, which would be ideal for guests or for the service staff.

Returning to the central area, to the left and in front of the hall, we find two very bright and large bedrooms, one with a private bathroom and the other with a separate bathroom. It should be noted that both bedrooms have custom-made wardrobes and both bathrooms have a toilet with their own door.

Thanks to its renovation, the apartment is very charming and decorated in warm tones and with a design with the highest quality and in perfect condition. Finally, it should be noted that the property has a parking space with direct access from the lift and a concierge service, CCTV system and entrance with a secure door.

The property has a built area of 113.09 m<sup>2</sup> with access to the covered porch of 32.72 m<sup>2</sup>, so the total useable area is 124.30 m<sup>2</sup>. It also has two terraces totaling 67.27 m<sup>2</sup>. It is registered as having a useable size of 87 m<sup>2</sup>, in addition to community terraces for private use that would add up to a total of 103 m<sup>2</sup>.

Please contact us for more information.



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Terrace, Garden, Private garage, Concierge service, Lift, Wooden flooring, Natural light, Parking, Wheelchair access, Walk-in wardrobe, Transport nearby, Security, Renovated, Pet-friendly, Heating, Exterior, Equipped Kitchen, Double glazing, Chill out area, Built-in wardrobes, Alarm, Air conditioning

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