

€663,000 Apartment - For sale - Reserved

New build 2-bedroom duplex apartment with a 100 m² garden for sale in Eixample Right

Spain » Barcelona » Barcelona City » Eixample Right » 08037

2 Bedrooms **3** Bathrooms **114m²** Built size **100m²** 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

Excellent 2-bedroom duplex apartment with a huge 100 m² garden for sale in a new-build development in the heart of Eixample Right in Barcelona.

Córcega-Bailén is an excellent new development, in one of the most sought-after neighbourhoods in Barcelona, the Eixample. It is a very exclusive area that houses some of the most important modernist buildings in Barcelona. In addition, it offers a wide selection of services and is perfectly connected with the rest of the city.

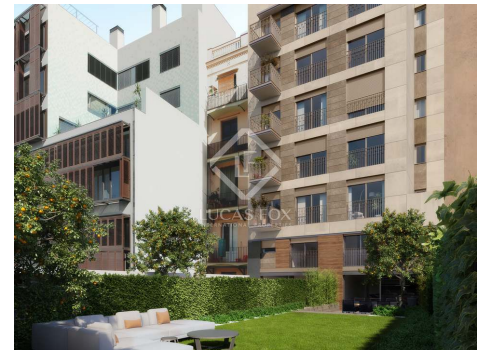
Córcega-Bailén is a community that stands out for its design and elegance, with homes designed to obtain maximum energy efficiency, for greater comfort and savings for its new residents.

This apartment is located on the ground floor and forms a 114 m² duplex with a 100 m² private garden. As you enter on the left, you will find the day area, which consists of a guest bathroom and an open room that houses the living room, dining room and kitchen. This room opens onto a large garden, with a terrace with an outdoor dining area and an area to rest and relax. Thanks to Barcelona's magnificent climate, you can enjoy the garden all year round, either to have a cup of coffee in the morning or to relax after a long day with a glass of wine.

Upon returning to the entrance, stairs lead us to the night area, with two double bedrooms with two private bathrooms.

The floor has finishes and elements of the highest possible quality and a class A energy certification. This is achieved thanks to its modern design, its high-quality materials and its perfect thermal insulation, with a lacquered aluminum exterior carpentry with double glazing by climalit with thermal and acoustic bridge breakage. It also includes a ducted air conditioning system with a hot / cold heat pump with support for aerothermal energy production. All this translates into significant savings in energy consumption and greater comfort.

The kitchen comes fully equipped with Silestone countertops, Balay brand appliances and Roca taps. The bathrooms include Roca brand taps and a shower column with a single-lever mixer. Finally, we can highlight the laminate flooring in bedrooms and living room and porcelain stoneware in bathrooms and kitchen.



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Swimming pool, Terrace, Lift, High ceilings,
Natural light, Wooden flooring,
Air conditioning, Double glazing,
Equipped Kitchen, Heating, New build,
Transport nearby

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The development offers excellent communal areas that include a swimming pool with illuminated glass, solarium and chill-out areas and garages, for maximum comfort. Motorcycle and car parking spaces are available in the same building with prices from € 3,500 and € 33,000 respectively.

Get in touch for more information about this luxury duplex with private garden in a new development with excellent community areas.

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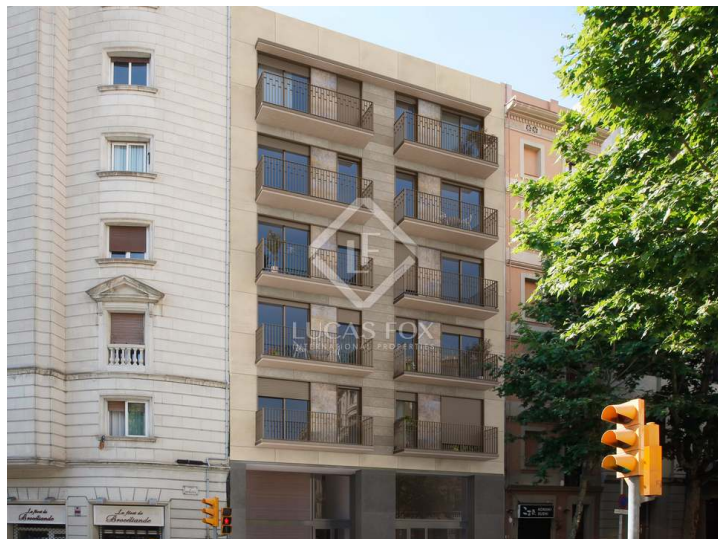
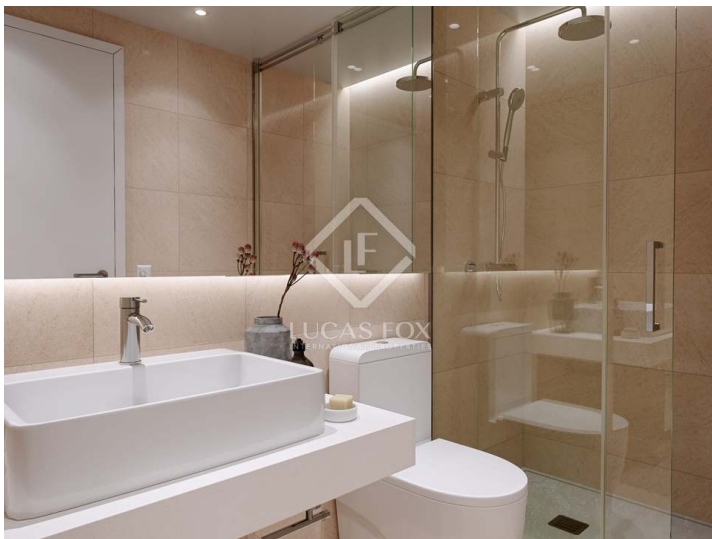
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