

€1,631,000 Apartment - Sold

## Excellent 4 Bedroom apartment with 15m<sup>2</sup> terrace for sale in Eixample Left, Barcelona

Spain » Barcelona » Barcelona City » Eixample Left » 08008

**4** Bedrooms    **3** Bathrooms    **154m<sup>2</sup>** Floorplan    **15m<sup>2</sup>** Terrace



Contact us today for more information or to arrange a viewing

+34 933 562 989 • info@lucasfox.com • lucasfox.com • Passeig de Gràcia 78, Principal 2<sup>a</sup>, Barcelona, Spain

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### OVERVIEW

### Excellent 4-bedroom apartment with a 15 m<sup>2</sup> terrace and a communal area with a swimming pool for sale in Barcelona's Left Eixample.

Lucas Fox presents the Paris Enrique Granados new build development . We are in front of a rehabilitated building that has preserved its original façade, but with all the new facilities. The renovation, by the architects Jordi Pons Carrió and Didac Marsà Visay, presents the best qualities, with homes with excellent finishes and communal areas designed for the enjoyment of the residents. The development also has an excellent location in the Eixample Izquierdo, next to Enric Granados street, in the commercial center of the city.

The five-storey building is divided into two staircases, one with two apartments per floor and the other with four apartments per floor. In addition, it has a ground floor with commercial premises and two basement floors that house the car parks, with pre-installation for a charging point for electric cars, and storage rooms available to residents. Finally, it offers a communal terrace on the roof with a swimming pool, solarium area and chill-out area so that residents can relax and contemplate its excellent views after a long day of work.

This 155 m<sup>2</sup> apartment is located on staircase one, first floor. Upon entering, we find the day area, with the semi-open kitchen and the open-plan living-dining room with access to two balconies. Next, the night area is presented with two double bedrooms, a single bedroom , a complete bathroom to provide amenities and the master suite with a private bathroom and access to a balcony. The apartment is completed with a guest bathroom and a large 15 m<sup>2</sup> terrace.

The apartment has a modern and functional design, with the best qualities and finishes to guarantee maximum comfort for its owners. Likewise, it enjoys an excellent orientation to maximize the entry of natural light.



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Terrace, Swimming Pool, Lift, Wooden flooring, Natural light, Parking, Communal terrace, Walk-in wardrobe, Transport nearby, Storage room, Solar panels, Renovated, Near international schools, Heating, Exterior, Equipped Kitchen, Double glazing, Domotic system, Built-in wardrobes, Balcony, Air conditioning

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The apartment includes the best qualities; Among them we can highlight the wooden floors throughout the property, with the exception of the kitchen and bathrooms that have porcelain stoneware floors, class A energy efficiency certificate, armored doors, built-in wardrobes and LED lighting. For greater comfort throughout the year, it enjoys Technal aluminum carpentry with thermal break, double-glazed windows with an air chamber, air conditioning by sectorized air conditioning with ducted heat pump, heating and a double-flow ventilation system. with heat recovery. The bathrooms and kitchen have the best equipment: the bathrooms with Duravit equipment and Grohe taps, while the kitchen with Bulthaup furniture and Neff appliances . Finally, it benefits from a home automation system that controls lighting, blinds, air conditioning, video intercom and alarm.

Get in touch for more information

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