

€1,796,500 Apartment - Sold

## Excellent 4 Bedroom apartment for sale in Eixample Left, Barcelona

Spain » Barcelona » Barcelona City » Eixample Left » 08008

<b>4</b>	<b>3</b>	<b>171m<sup>2</sup></b>	<b>2m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Terrace



**Contact us today for more information or to arrange a viewing**

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### OVERVIEW

## Bright 4-bedroom apartment with community pool and terrace for sale in Eixample Izquierdo, Catalan capital.

The price includes two parking spaces for a car, one for a motorcycle and a storage room.

Lucas Fox presents the development of new build Paris Enrique Granados. We are faced with a renovated building that has preserved its original façade, but with all new facilities. The renovation, led by 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 neighbors. The development also has an excellent location in Eixample Izquierdo, next to Enric Granados Street, in the commercial hub of the city.

The five-story building is distributed in two staircases, one with two homes per floor and the other with four homes per floor. In addition, it has a ground floor with commercial premises and two basement floors that house parking, 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 neighbors can relax and contemplate the excellent views after a long day of work.

This 172 m<sup>2</sup> apartment is located on staircase one, third floor. Upon entering, we find the day area on the right, with the semi-open kitchen and the open- open-plan living-dining room with access to a balcony. Next, there is the main bedroom with a private bathroom and access to a balcony on one side and a dressing room on the other.

To the left of the entrance hall, the night area is arranged with a single bedroom , a double bedroom and a bathroom to serve them. In addition, it has another double bedroom with a bathroom.

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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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, except for 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 has Technal aluminum carpentry with thermal break, double-glazed windows with 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 the lighting, blinds, air conditioning, video intercom and alarm.

Get in touch for more information.

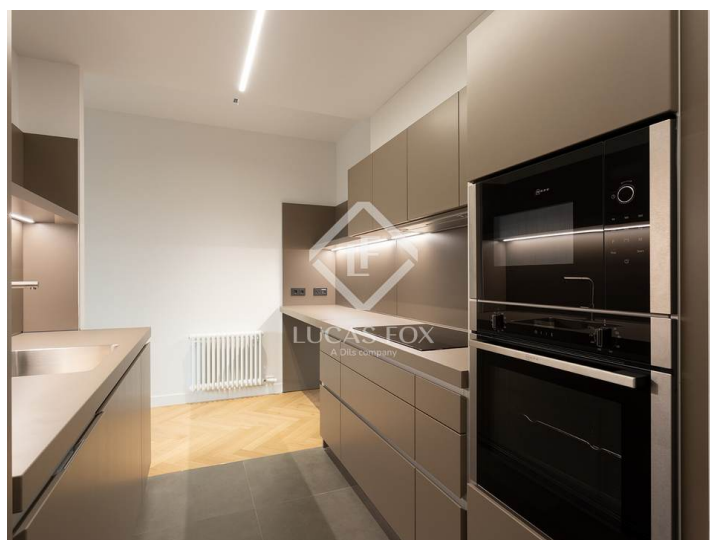
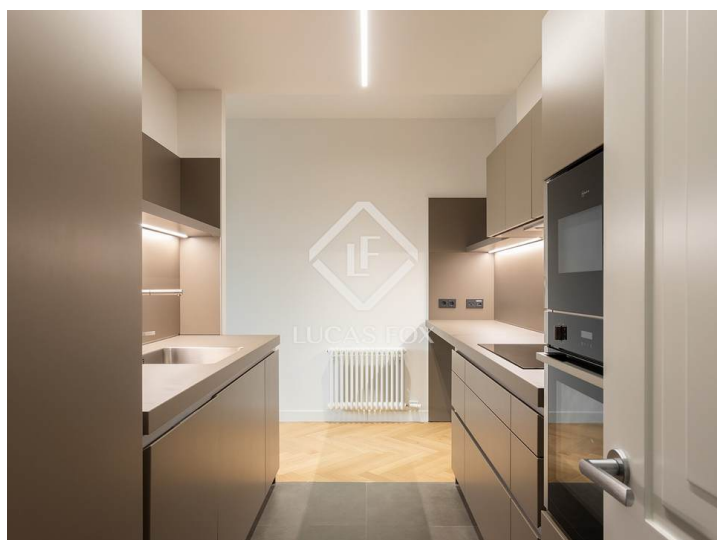
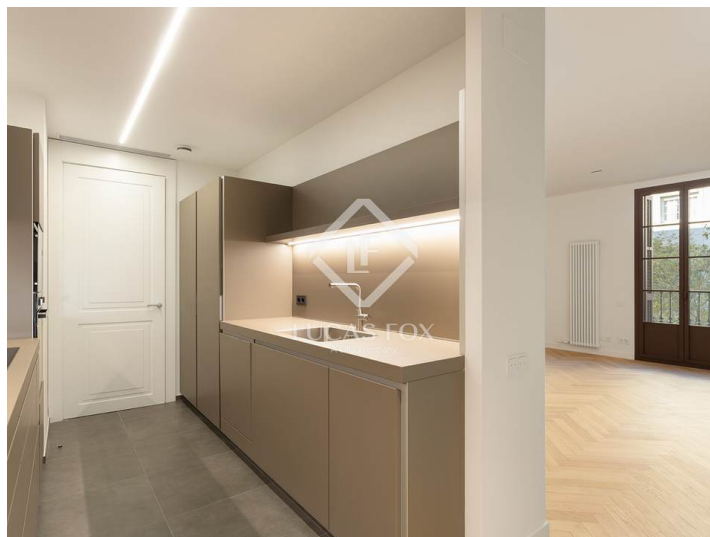
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