

€1,325,000 Apartment - Sold

## Excellent 4 Bedroom apartment with 7m<sup>2</sup> terrace for sale in Eixample Left, Barcelona

Spain » Barcelona » Barcelona City » Eixample Left » 08008

**4** Bedrooms    **3** Bathrooms    **131m<sup>2</sup>** Floorplan    **7m<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

### New construction 4-bedroom apartment with a 7 m<sup>2</sup> terrace and communal solarium with pool for sale in a development in an exclusive area of Barcelona.

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 131 m<sup>2</sup> apartment is located on staircase two, first floor. Upon entering, we find the day area on the left, with the semi-open kitchen and the open- open-plan living-dining room with access to two balconies. Next, the night area is presented, with three double bedrooms, two of them with access to the terrace, a bathroom to serve them and the main bedroom with a private bathroom and access to the balcony. The apartment is completed with a guest 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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