

€1,159,000 Apartment - Sold

## Excellent 3 Bedroom apartment with 136m<sup>2</sup> terrace for sale in Eixample Left

Spain » Barcelona » Barcelona City » Eixample Left » 08008

**3** Bedrooms    **3** Bathrooms    **109m<sup>2</sup>** Floorplan    **136m<sup>2</sup>** Terrace

**SOLD** 34829



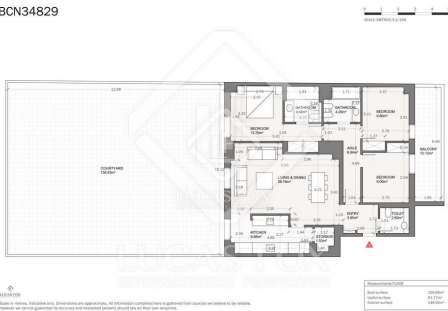
LUCAS FOX  
INTERNATIONAL PROPERTIES

Measurements FLOOR	
Built surface	109.89m <sup>2</sup>
Useful surface	91.77m <sup>2</sup>
Exterior surface	148.95m <sup>2</sup>



Scale in metres. Indicative only. Dimensions are approximate. All information contained here is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

BCN34829



Contact us today for more information or to arrange a viewing

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### OVERVIEW

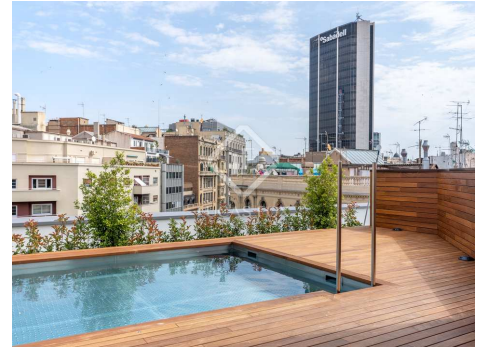
## Impressive new-build 3-bedroom apartment with 136 m<sup>2</sup> of outdoor space for sale in Barcelona's Eixample Izquierdo.

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

The five-storey building is divided into two stairways, one with two flats per floor and the other with four flats 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 roof terrace 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 109 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-plan living-dining room. Following the straight corridor, the night area is presented, with two double bedrooms with access to a terrace, a bathroom to serve them and the master bedroom with its private bathroom. The house is completed with a courtesy toilet and a huge terrace with access from the living-dining room and from the master bedroom.

The apartment has a modern and functional design, with the best qualities and finishes to guarantee maximum comfort for its owners. Likewise, it enjoys 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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Bedrooms	Bathrooms	Floorplan	Terrace

The apartment includes the best qualities; among them we can highlight the parquet floors throughout the house, with the exception of the kitchen and bathrooms, which have porcelain stoneware floors, a 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 bridge breakage, 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 the kitchen have the best equipment: the bathrooms with Duravit equipment and Grohe taps, while the kitchen has Bulthaup furniture and Neff appliances. Finally, it benefits from a home automation system that controls the lighting, the blinds, the air conditioning, the video intercom and the alarm.

Get in touch for more information.

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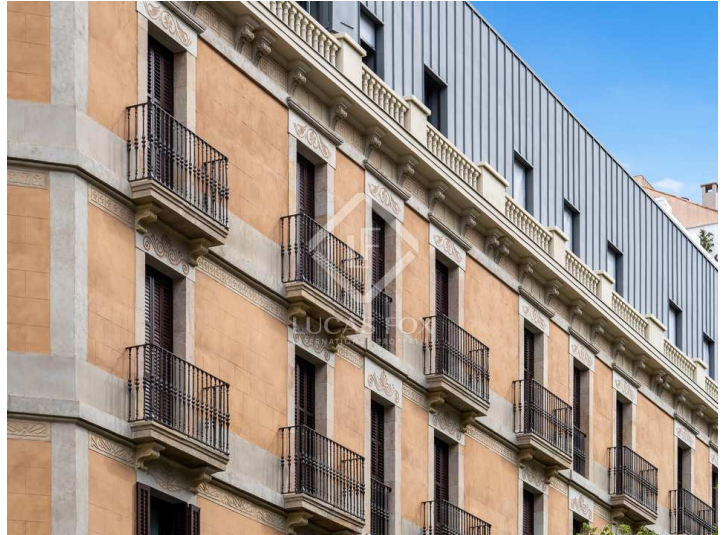
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