

€3,200,000 Apartment - For sale

## Excellent 3-bedroom apartment for sale in Eixample Left, Barcelona

Spain » Barcelona » Barcelona City » Eixample Left » 08008

**4** Bedrooms    **3** Bathrooms    **215m<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

## Completely renovated property located on the second floor of a building from 1885 on Passeig de Gràcia, in front of La Pedrera.

Lucas Fox presents a property located on the emblematic Passeig de Gracia, on the second floor of a historic building from 1885. The entire property belonged to the Counts of Brias and was completely renovated in 2003, preserving most of the neoclassical and modernist elements, while that the facilities were adapted to meet modern standards.

Being on the second floor, it allows you to enjoy privileged views of La Pedrera by Antoni Gaudí.

The quality of the finishes is excellent throughout the home. The living area is divided into two rooms, with an area of 50 m<sup>2</sup> and consists of 3 joined balconies that run along the façade, projecting privileged views of La Pedrera. The dining area connects with a fully equipped minimalist kitchen located in the central part of the home.

Next to this, we find a single bedroom suite.

In the west wing of the property is the night area, made up of 3 bedrooms, of 2 of which share a bathroom and the last one belongs to the master suite with a complete bathroom and views of a beautiful block patio garden.

The combination of white walls and parquet flooring gives the property an unmistakable feeling of spaciousness, and its position allows plenty of natural light to enter throughout the day.

Ideal as a first residence or as an investment, given its characteristics and location.



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Mountain views, Concierge service, Wooden flooring, Period features, Period Building, Natural light, High ceilings, Modernist building, Wheelchair access, Views, Utility room, Transport nearby, Renovated, Pet-friendly, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Built-in wardrobes, Balcony, Alarm, Air conditioning

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