

€1,050,000 Apartment - Sold  
**7-bedroom apartment for sale in Eixample Left, Barcelona**

Spain » Barcelona » Barcelona City » Eixample Left » 08007

**7** Bedrooms      **3** Bathrooms      **270m<sup>2</sup>** Floorplan



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

## Exceptional apartment to renovate with a total of 269 m<sup>2</sup> and 7 bedrooms in an ideal location in the Eixample Left overlooking Plaça Doctor Letamendi and Enric Granados

This impressive property to renovate has an area of 269 m<sup>2</sup>, and currently has seven double bedrooms, including the main bedroom, three bathrooms and an office with access to the interior gallery, but the layout can be transformed to adapt to the buyer's lifestyle and personal requirements.

The property occupies the entire floor with high ceilings and is organised with the day area, where we find a 62 m<sup>2</sup> living and dining room with a fireplace facing north, and access to the kitchen, office, one of the bathrooms and the two smaller bedrooms (10 m<sup>2</sup>each).

On the other side of the apartment we have the night area with two medium bedrooms (13 m<sup>2</sup> each), two larger bedrooms (15 m<sup>2</sup> and 16 m<sup>2</sup>), the master room (23 m<sup>2</sup>) with built-in wardrobe and the other two bathrooms. The three larger bedrooms all have windows facing south, bringing in lots of natural light.

It is in a prime location in the centre of the city, situated next to Enric Granados. It is located more specifically on the second floor in a classic building with a lift and concierge service, overlooking the square with views over the trees. In the neighbourhood you have a great location of some of the best bars and restaurants in Barcelona, and only a five-minute walk from Passeig de Gràcia.

This apartment would be ideal for a client looking to design their own home from scratch, choosing all the finishes and details to create a personalised dream home.

Feel free to contact us for more information about this great opportunity.

Renovation project plan available for a three suites and two double bedrooms, with an open kitchen to the large living room and a separate laundry room. Ask us about it!



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Concierge service, Lift, Wooden flooring, Natural light, High ceilings, Views, To renovate, Near international schools, Interior, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Air conditioning

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