

€800,000 Apartment - For sale

## Excellent multi-use apartment for sale in Eixample Right, Barcelona

Spain » Barcelona » Barcelona City » Eixample Right » 08013

**6** Bedrooms    **1** Bathrooms    **155m<sup>2</sup>** Floorplan    **22m<sup>2</sup>** Terrace



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

+34 933 562 989 • [info@lucasfox.com](mailto:info@lucasfox.com) • [lucasfox.com](http://lucasfox.com) • Passeig de Gràcia 78, Principal 29, Barcelona, Spain

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### OVERVIEW

**This exquisite apartment is located in the heart of the Eixample and boasts high ceilings, intricate mouldings, double doors, and balconies. While currently used as an office, this property has the potential to be transformed into a dream home.**

Introducing a rare gem in the heart of the Eixample. This exquisite apartment, located on a corner of the right side of the Eixample, boasts high ceilings, intricate mouldings, double doors, and openings in the balcony that are sure to take your breath away. This property has a personality all of its own, exuding a classic charm that is hard to come by in today's market.

While currently used as an office, this property has all the amenities needed to be transformed into your dream home. Upon entering the apartment, you will find a small kitchenette and a spacious bathroom, as well as two rooms that lead out to a serene and private interior terrace.

As you make your way back to the hallway, you will discover the consultation rooms that are currently being used, which face the stunning facade of the building. These rooms offer plenty of natural light, thanks to the south-facing orientation of the property. With each room featuring a door to the outside, you will enjoy the perfect balance of privacy and openness.

The heart of the apartment is a beautiful open waiting room, complete with an additional bathroom. This space provides the perfect area to entertain guests or simply relax after a long day.

In addition to its current use as an office, this property presents a unique opportunity for a savvy buyer to reform the space to maximize its potential as a residential or multi-use property, combining both office and residential elements. With its existing layout and certificate of occupancy already in place, this apartment can easily be transformed into your ideal living space.

The small kitchenette and two rooms leading out to the interior terrace offer the perfect foundation to create a cosy living area, while the consultation rooms can be transformed into additional bedrooms or office spaces, depending on your needs. The balcony doors and abundance of natural light make this property an excellent candidate for a creative and flexible renovation.



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Terrace, Lift, Wooden flooring, Utility room,  
Heating, Double glazing, Balcony,  
Air conditioning

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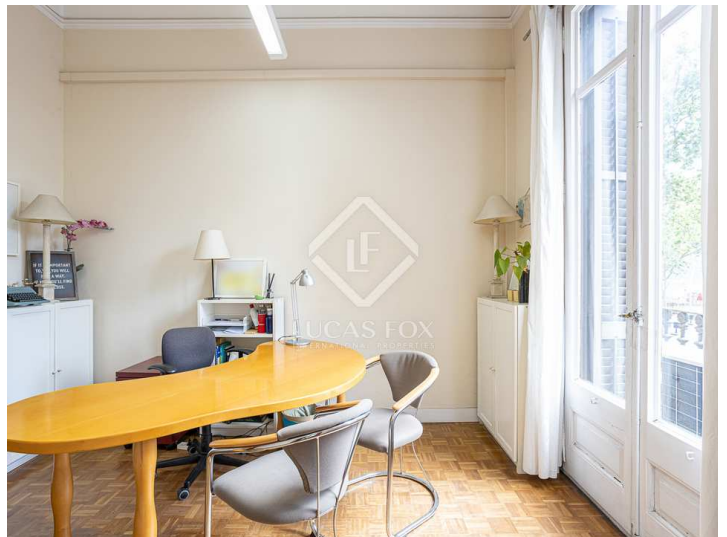
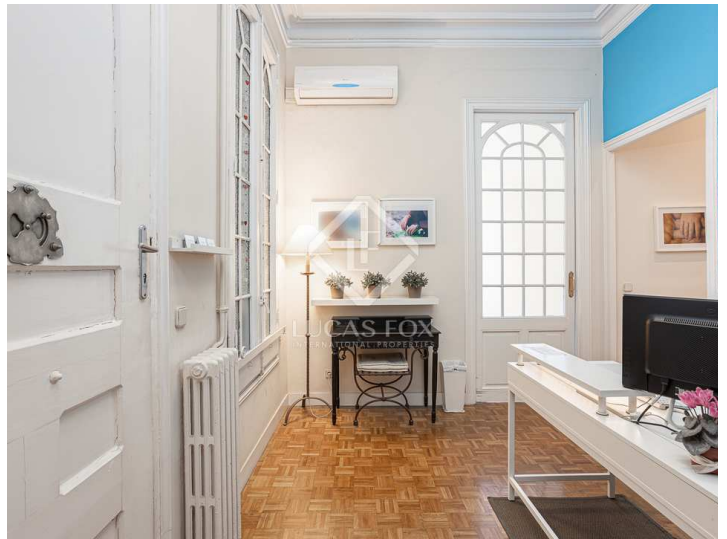
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Whether you are looking to create your dream home or expand your business, this unique property offers endless possibilities. With its classic charm and prime location in the heart of the Eixample, it truly is a rare find.

Call us today and do not miss out on this opportunity to make this stunning apartment your own.



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