

€850,000 Apartment - For sale - New listing

## 3 Bedroom apartment with 22m<sup>2</sup> terrace for sale in Eixample Left, Barcelona

Spain » Barcelona » Barcelona City » Eixample Left » 08011

**3** Bedrooms    **2** Bathrooms    **132m<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 • lucasfox.com • Passeig de Gràcia 78, Principal 2<sup>a</sup>, Barcelona, Spain

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### OVERVIEW

## Excellent three-bedroom master bedroom to renovate with a private 23 m<sup>2</sup> terrace and double orientation in l'Eixample Izquierdo, Barcelona

Lucas Fox presents this exclusive property to renovate, located on the main floor of a historic building in l'Eixample. Located on the emblematic Gran Via, just a few steps from the Plaza Universidad, this property combines a privileged location with the potential to create a unique home, adapted to personal needs and tastes.

With a constructed area of 133 m<sup>2</sup> and a modern layout of three bedrooms and two bathrooms, the property offers ample possibilities for customization. The day area stands out for its luminosity and connection with the exterior . It has a spacious dining room living room that opens onto a private exterior balcony. In addition, it includes a large interior terrace of 21 m<sup>2</sup> , making a total of 23 m<sup>2</sup> of outdoor spaces, ideal for enjoying moments outdoors in a peaceful environment.

Its double opening and orientation guarantee an excellent entry of natural light and optimal cross ventilation, which means having a fresh and bright environment in all rooms.

Among its most outstanding features we have the architectural charm of La Finca , with original elements that can be restored according to the renovation project. In short, this property is a unique opportunity to design a custom property in one of the most emblematic and well-connected areas of Barcelona.

The first published photo shows the development's show flat, while the rest of the images correspond to a property of the same type and in the same condition.

Please do not hesitate to contact Lucas Fox to arrange a viewing and discover the great potential of this exceptional property.



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Terrace, Concierge service, Lift, Period features, Period Building, Natural light, Mosaic tile flooring, High ceilings, Modernist building, Views, Renovated, Interior, Heating, Exterior, Equipped Kitchen, Double glazing, City views, Balcony, Alarm

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