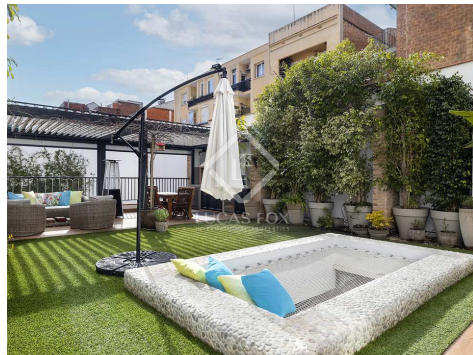


€2,300,000 Apartment - For sale

Stunning, elegantly renovated designer duplex apartment boasting 4 bedrooms and 2 terraces available for sale in Gràcia, Barcelona.

Spain » Barcelona » Barcelona City » Gràcia » 08024

4 Bedrooms **3** Bathrooms **260m²** Floorplan **140m²** Terrace



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OVERVIEW

One-of-a-kind 4-bedroom residence with two spacious terraces available for sale in the iconic neighbourhood of Gràcia, Barcelona.

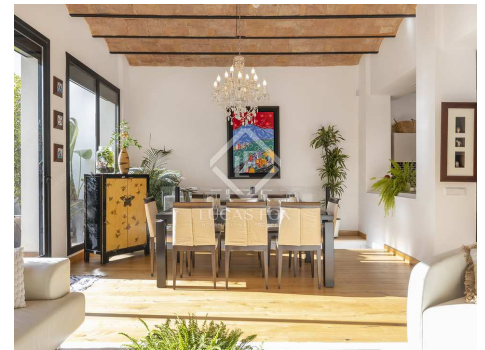
Lucas Fox presents this ground floor, exquisitely designed duplex apartment in the heart of the iconic Gràcia neighbourhood, just minutes away from Ronda de Dalt, between Lesseps and Alfons X. Spanning across 260 m², the property boasts two spectacular 140 m² terraces and four double bedrooms.

Situated within a charming three-storey building, this residence is located in a peaceful residential area of Gràcia, close to a wide array of shops, restaurants, entertainment venues, and public transportation.

The property has two entrances: the main entrance from the building and a service entrance from the street, featuring opaque glass and security protection. This service entrance leads to a spacious storage area, perfect for parking bicycles and scooters, just before entering the home.

Stepping into the apartment, we see a spacious area with a large open kitchen, equipped with state-of-the-art Bosch appliances. The kitchen features a comfortable island with stools at its centre and a large dining table accommodating up to eight guests. Facing the kitchen, there is a double lounge/relaxation space with sofas and armchairs, perfect for enjoying peace and serenity. Bathed in natural light, this area provides access to a private terrace at floor level and a large skylight adorned with a vertical garden full of plants.

On this level there is a complete double bathroom with a shower and a double bedroom with a fold-out bed, built-in wardrobes, and an ideal workspace for remote work. At the far end of this space lies the gem of the property: a magnificent private terrace at floor level, spanning over 90 m² and furnished with a large wooden table, sun loungers, parasol, potted plants, and a 32 m² pergola for outdoor enjoyment. Adjacent to the pergola, an outdoor area offers a large kitchen bar with a barbecue, two cooking stations, countertops, a fridge, and a dishwasher.



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Terrace, Garden, Gym, Wooden flooring, Period Building, Natural light, High ceilings, Walk-in wardrobe, Transport nearby, Storage room, Renovated, Open kitchen, Library, Heating, Equipped Kitchen, Domotic system, Chill out area, Built-in wardrobes, Barbecue, Balcony, Alarm, Air conditioning

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From the main floor, a staircase leads to the lower level, which is also well lit thanks to another skylight allowing natural light to stream in. On this floor, there is another double bedroom with a fold-out bed and built-in wardrobes, along with a spacious utility and storage area equipped with a washing machine, dryer, refrigerator, and ample storage space.

Furthermore, there is another bedroom with a double bed and access to the second terrace, complete with a comfortable sun lounger and exercise equipment for serene enjoyment of this wonderful outdoor space. Adjacent to this bedroom is the spacious master bedroom with a large private bathroom featuring a jacuzzi and 6 m² of built-in wardrobes. This bedroom connects to a 40 m² garden with a private gym and sunbathing area, creating a serene oasis surrounded by lush greenery.

Discover the pinnacle of modern comfort in this recently renovated gem. Step onto the newly installed wooden floors that grace the ground floor, while the lower level welcomes you with stylish ceramic tiles. Escape the heat effortlessly with the central A/C on the first floor, and unwind in the ultimate personal comfort of each bedroom, courtesy of the property's sleek split A/C units in the lower ground floor.

This duplex is an ideal retreat for a family or a couple seeking to relish in a unique, elegant, and tranquil space in the heart of Barcelona.

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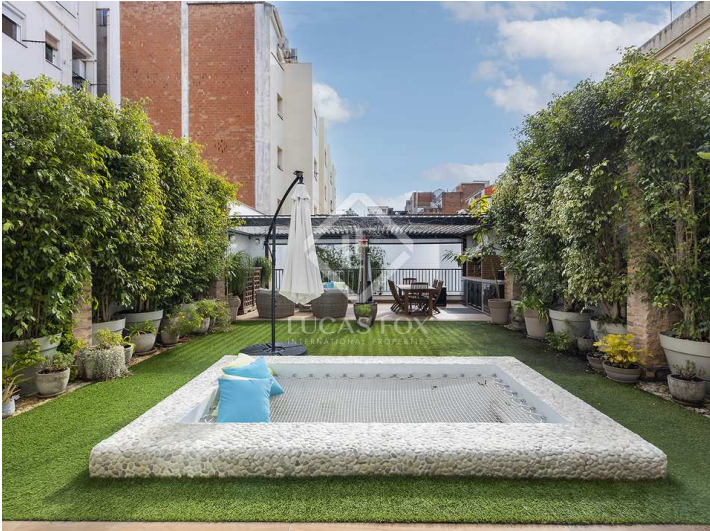
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