

€475,000 Apartment - For sale

Chic 2-bedroom apartment for sale in the heart of Gracia

Spain » Barcelona » Barcelona City » Gràcia » 08012

2 Bedrooms 1 Bathrooms 63m² Floorplan 2m² 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 29, Barcelona, Spain

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OVERVIEW

Lucas Fox unveils an exclusive, renovated residence near Passeig de Gràcia, seamlessly blending historic charm with modern comfort. The layout maximizes space, featuring a stylish living-dining room, open-plan kitchen, and spacious main bedroom.

Lucas Fox proudly presents this exclusive, meticulously renovated residence nestled next to Passeig de Gràcia. Set within a stately building on a tranquil street, this property boasts a prime location just steps away from Passeig de Gràcia and Avinguda Diagonal.

The refurbishment, executed with exquisite taste, seamlessly blends cherished historical elements such as mosaic tiled floors and Catalan vaulted ceilings with modern features that provide ultimate comfort, including custom-designed furniture.

The layout maximizes every inch of space. Upon entry, a gracefully designed living-dining room unfolds to the left, adorned with two spacious balconies perfect for enjoying breakfast in the fresh air and sunlight. The southeasterly aspect ensures direct sunlight and ample brightness. The living room can be partitioned into two distinct areas thanks to a sliding door integrated into the wall, creating a second guest room.

On the right, an inviting flood of natural light bathes the space as you step into an elegant and practical open-plan kitchen, separated by a glass wall. Progressing further to the right, a generously sized main bedroom welcomes you with a spacious walk-in closet and custom storage. The bedroom boasts a modern en-suite bathroom with a shower.

The residence boasts air conditioning and ducted heating, and an interconnected Sonor sound system, controllable via smartphone, complements the entire floor. High-speed internet seamlessly enhances the experience throughout.

Despite its central location, the street is remarkably quiet. The low-rise building in front ensures privacy and unobstructed views. As an added bonus, a gym is conveniently located just a stone's throw away.



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Terrace, Lift, Mosaic tile flooring, High ceilings, Renovated, Open kitchen, Exterior, Equipped Kitchen, City views, Built-in wardrobes, Balcony, Air conditioning

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