

€949,000 Apartment - For sale - Reserved

Excellent 3-bedroom apartment with 32 m² terrace for sale in Eixample Left, Barcelona

Spain » Barcelona » Barcelona City » Eixample Left » 08011

3 Bedrooms **3** Bathrooms **117m²** Floorplan **32m²** 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

Stunning 3-bedroom, 3-bathroom newly renovated duplex with a large 33 sqm terrace in a fully renovated building for sale in the heart of Eixample Left.

This magnificent stately turn-of-the-century building on Gran Vía de les Corts Catalanes boasts its restored original façade with new windows, behind which we find several spectacular new build homes for sale.

The renovation has been carried out in such a way that these properties provide the best of modernity along with the charm of period architecture. The apartment boasts A-rated energy efficiency and has been kitted out with high-end appliances and the very best materials and finishes throughout, including laminated doors with steel handles, Inalco silk finish countertops, enamelled ceramic finishes in bathrooms and double-glazed windows.

This particular property is a duplex located on the ground floor and measuring 117 m². On the entrance level we find the living room, dining room, kitchen and a bathroom. We also find floor to ceiling windows with access to the private 33 sqm terrace. The terrace comes with a custom-built pergola for additional privacy and protection from the sun.

The current owner has also extensively renovated the unit to fully enhance its potential. The features include a bar area, a hidden storage room under the staircase, added kitchen island. There's been several smart storage cabinets integrated. There's a 62" TV sunken into the wall.

Upstairs on the second level we find 2 bedrooms and 2 bathrooms, there's also a large walk-in wardrobe that can be changed into a third bedroom. The property is in new turn-key condition and can be bought as is with all furniture or without, depending on the preference of the new owner.

Excellent investment property with its incredible location in the heart of the city or a great home for someone who appreciates the nearness to shopping, restaurants and all great historic things around Barcelona.



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Terrace, Alarm, Air conditioning

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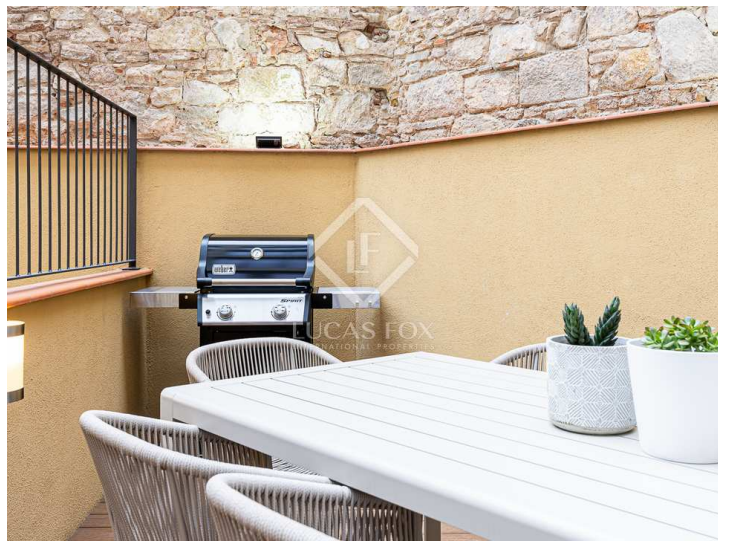
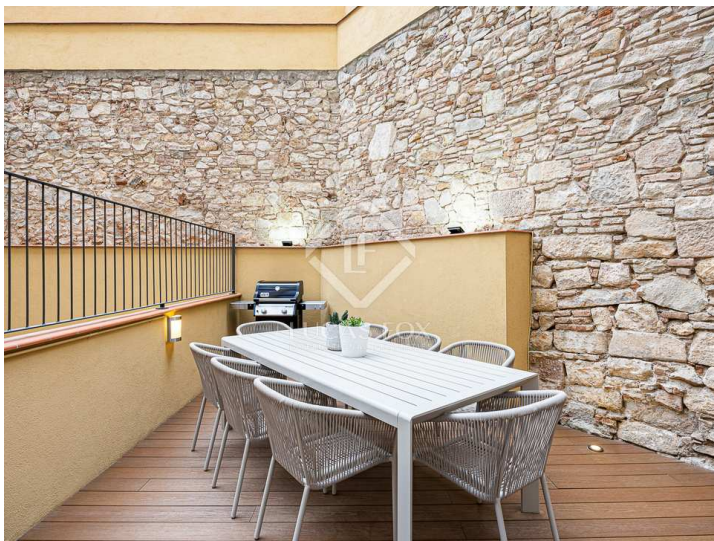
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