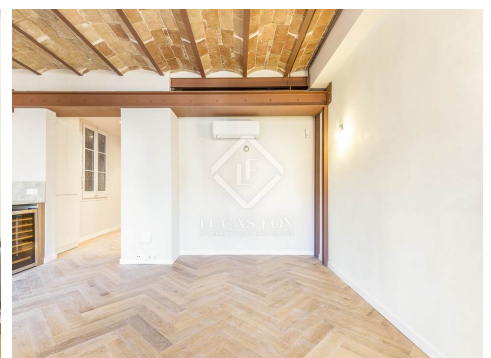
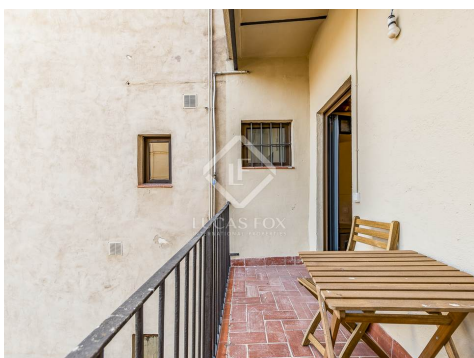


€795,000 Apartment - For sale - New listing

## Excellent 3-bedroom apartment for sale in the Gòtico neighbourhood, Barcelona

Spain » Barcelona » Barcelona City » Gòtico » 08002

**3** Bedrooms    **2** Bathrooms    **108m<sup>2</sup>** Floorplan    **6m<sup>2</sup>** Terrace



Contact us today for more information or to arrange a viewing

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### OVERVIEW

### Stunning property located in a completely renovated building with a new lift, direct sunlight, spacious living space and dual aspect windows.

Located near Via Laietana, this property stands out for its remarkable tranquility, providing a pleasant contrast to the bustling energy of this major thoroughfare. The building is on a typical narrow street of the Gothic Quarter, with the imposing silhouette of a Gothic convent in the background. Before reaching Via Laietana, the alleyway outside the building opens onto a plaza where the majestic Hotel Ohla Barcelona stands, next to a lively pedestrian street filled with shops.

Upon ascending three floors (either by stairs or lift) and stepping through the apartment door, you are welcomed into a serene, cocoon-like atmosphere. Even with the windows open, none of the hustle and bustle from Via Laietana filters through, whether facing the alley or the inner courtyard. On this side, the spacious living room opens to a terrace overlooking tree-lined gardens and historic buildings, lending a charming, rustic feel.

The 114 m<sup>2</sup> apartment features three bedrooms, two of which are suites, and has been completely renovated while respecting the original style. The architect prioritized quality materials throughout: the floors are clad in solid oak parquet, and the bathrooms are finished with marble in soft shades of beige, complemented by brushed gold fixtures. This harmonious colour scheme extends to the kitchen, where the broad granite countertops are paired with high-end appliances and a wine cooler.

The layout is practical and well-considered: a spacious entryway divides the apartment into two sections. On the left, facing the alley, is a bedroom and a suite with a balcony, while on the opposite side, the living room and kitchen open onto a large balcony, with the second suite at the far end.

Additionally, the apartment features its own private storage space that is very easy to access from the building's entrance, perfect for bicycles or other belongings.

Please contact us for further information and to arrange a viewing.



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Lift, Period features, Period Building, Natural light, High ceilings, Communal terrace, Renovated, Open kitchen, Exterior, Equipped Kitchen, Double glazing, Built-in wardrobes, Alarm, Air conditioning

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