

€750,000 Apartment - Sold

## High floor apartment with balcony for sale in a modernist building of Eixample Right

Spain » Barcelona » Barcelona City » Eixample Right » 08009

**4** Bedrooms    **2** Bathrooms    **123m<sup>2</sup>** Floorplan    **3m<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

## Cosy apartment with spacious living room and dual aspect for sale just a few steps from the iconic Passeig de Sant Joan, Barcelona.

Located in a modernist building, this high floor apartment enjoys wonderful street view, spacious living room with a balcony and dual aspect windows that ensure amazing sun exposure in different areas during the day.

The layout of this property guarantees convenient separation between day and night area, providing a maximum privacy to the sleeping space.

The day area includes a generous living room with tall windows, fully equipped kitchen and a charming balcony that overlooks charismatic Carrer Bailén. There is a semi-open kitchen located at the back of the living space that ensures the most comfortable cooking, serving and dining experience. It is equipped with quality kitchen appliances, including dishwasher, cooker, oven, microwave and a fridge. A full guest bathroom is conveniently placed next to the lounge space.

The night area of the property consists of a large double bedroom, three smaller bedrooms and an additional full bathroom of a generous size. The double bedroom is a sunny paradise, as it enjoys direct sunlight through floor-to-ceiling windows of the pleasant gallery. The gallery overlooks a quiet patio of the block, the perfect place in our busy city to enjoy bird songs.

Unlike other properties in modernist buildings, this apartment benefits from a ducted cooling system for comfortable summers, combined with efficient gas radiators for cosy winters. The whole electric installation and plumbing were updated by current owners during the latest apartment renovation. The building is perfectly maintained by a friendly neighbours' community.

The property is surrounded by healthy food shops, cafés, supermarkets, gyms and restaurants, coworking spaces and schools. Perfectly connected to Airport, railway and sandy coasts of Costa Brava and Costa Dorada. Just several minutes from picturesque Ciutadella Park, few steps from green Girona and Passeig de Sant Joan streets.

Contact us right now to schedule your viewing.

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Lift, Period Building, Natural light, High ceilings, Modernist building, Communal terrace, Transport nearby, Near international schools, Heating, Exterior, Equipped Kitchen, Double glazing, City views, Built-in wardrobes, Balcony, Air conditioning



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