

€835,000 Penthouse - For sale - Exclusive listing

Top floor duplex apartment with 45 m² rooftop terrace in Vila de Gracia, Barcelona

Spain » Barcelona » Barcelona City » Gràcia » 08024

3 Bedrooms **2** Bathrooms **112m²** Floorplan **43m²** 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^a, Barcelona, Spain

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Bedrooms	Bathrooms	Floorplan	Terrace

OVERVIEW

Top floor duplex apartment with 45 m² rooftop terrace, full of natural light, in one of the best areas of Vila de Gracia, Barcelona.

Sunny property with 43 m² terrace, located on the top floor of a charming building of Vila de Gracia neighbourhood. This stunning unit enjoys an abundance of natural light and is distributed over three floors, including the terrace.

The first floor is fully dedicated to a spacious day area, with bright living room overlooking a quiet street and kitchen overlooking a cosy courtyard. The living room has access to a lovely little balcony, while the kitchen area stands out for its large windows that grant an enormous amount of natural light. On the first floor we also find a complete bathroom.

The second floor is an office space with impressively high ceilings, that was masterfully designed as a cosy and peaceful night area with three decent size rooms.

The sunny 15 m² main bedroom has conserved its charming original tiled floors and authentic brick walls. With an easterly aspect, it is a perfect place to enjoy the first rays of sun, wake up every day with joy and without an alarm. Due to its high ceilings, the main bedroom also enjoys a lovely mezzanine and a private bathroom.

Two additional rooms, both of a medium size and with exterior windows, occupy the other half of the second floor and overlook a tranquil street.

The unique feature of this stunning unit is a 43 m² exclusive use terrace, accessible directly from the property. Facing both, east and west, it enjoys morning sun as well as afternoon golden hours.

This building of only two apartments was fully renovated in 2021 and is maintained in an excellent condition. Being located on a peaceful street, it is surrounded by organic grocery shops, charming cafés, trendy restaurants, boutiques, cultural venues, yoga and wellness studios.

Contact us now to schedule your visit.



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Terrace, Period features, Natural light, Transport nearby, Renovated, Open kitchen, Heating, Exterior, Equipped Kitchen, City views, Built-in wardrobes, Balcony, Air conditioning

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