

€415,000 Apartment - For sale

## New build 1 Bedroom apartment for sale in Gràcia, Barcelona

Spain » Barcelona » Barcelona City » Gràcia » 08025

**1** Bedrooms  
**2** Bathrooms  
**65m<sup>2</sup>** Floorplan  
**5m<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

## For sale spacious 65 m<sup>2</sup> ground floor duplex with a double bedroom and a private 5 m<sup>2</sup> exterior space in the heart of Gràcia

Pau Alsina Gràcia is an exclusive development of seven fully renovated new build homes, located in the sought-after neighbourhood of Camp d'en Grassot and Gràcia Nova. This project is an example of the perfect harmony between the refurbishment of a period building and a contemporary design, preserving the modernist essence that characterises Barcelona's most emblematic architecture.

This duplex, located on the ground floor, has a surface area of 65 m<sup>2</sup> and a private courtyard of 5 m<sup>2</sup>. Upon entering, there is a large open kitchen and a dining room that invites interaction, while on the other side there is a cozy living room with access to the terrace, next to a separate bathroom. On the upper floor, there is the night area, where we find a spacious double bedroom with an en-suite bathroom that offers an atmosphere of privacy and comfort.

The interior design is distinguished by its elegance and attention to every detail. The fully integrated kitchens are equipped with high-end appliances, furniture in neutral tones and countertops made of noble materials such as black calacatta or wood, and complemented by oak finishes that provide warmth and distinction. The three-layer oak parquet floors and double-glazed windows with thermal break ensure comfort and energy efficiency in all spaces.

Each property reflects the highest quality standards, with bathrooms that stand out for their microcement finishes, suspended sanitary ware and built-in taps, creating a sophisticated and modern atmosphere. In addition, the air conditioning system using aerothermics guarantees efficient and environmentally friendly thermal comfort.

Located in one of the most exclusive areas of Barcelona, Pau Alsina Gràcia offers an unrivalled residential experience, combining the tranquillity of a privileged environment with the vitality of an urban life full of amenities, shops and a rich gastronomic and cultural offer.

Please do not hesitate to contact us for more information about this exclusive development in the heart of Barcelona.



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Terrace, Lift, Natural light, Views,  
Transport nearby, New build,  
Near international schools, Exterior,  
Equipped Kitchen, Double glazing,  
City views, Balcony, Alarm, Air conditioning

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