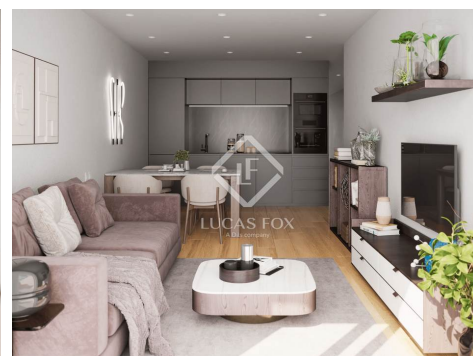


€775,000 Apartment - For sale - New listing

## New build 2 Bedroom apartment with 50m<sup>2</sup> terrace for sale in Gràcia, Barcelona

Spain » Barcelona » Barcelona City » Gràcia » 08025

2 Bedrooms    2 Bathrooms    94m<sup>2</sup> Floorplan    50m<sup>2</sup> Terrace



Contact us today for more information or to arrange a viewing

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€775,000 Apartment - For sale - New listing

## New build 2 Bedroom apartment with 50m<sup>2</sup> terrace for sale in Gràcia, Barcelona

Spain » Barcelona » Barcelona City » Gràcia » 08025

**2** Bedrooms  
**2** Bathrooms  
**94m<sup>2</sup>** Floorplan  
**50m<sup>2</sup>** Terrace

### OVERVIEW

## Exclusive new build duplex for sale with two bedrooms, a 50 m<sup>2</sup> terrace, and a private pool in Gracia (Barcelona).

Lucas Fox presents Grassot Residences, an exclusive new build development six elegant homes. This residential complex is located on the coveted Grassot Street, in the heart of the Gracia neighbourhood and just minutes from the Sagrada Familia and Paseo de San Juan.

We have two exceptional ground floor duplexes for sale, distinguished by their contemporary design, spacious open spaces, and carefully thought-out layout to offer comfort, functionality, and light in every corner.

Each property has 94 m<sup>2</sup> of interior space spread over two floors, with two bedrooms, two complete bathrooms, and a study area. The main floor houses a bright dining room living room with an open kitchen, which connects to a stunning 50 m<sup>2</sup> private terrace with a garden and pool, a perfect oasis for enjoying the Mediterranean lifestyle. This floor also includes a bedroom and a full bathroom. On the upper floor is the master suite, with a private bathroom, dressing room, and views of the exterior, as well as a practical study or study area.

The homes have been built with high-quality finishes and selected materials. They feature large-format laminate vinyl flooring, kitchens equipped with Balay appliances and Neolith countertops, ducted air conditioning systems, and dual-flow mechanical ventilation with heat recovery. The exterior enclosures with thermal break and motorized blinds guarantee optimal thermal and acoustic insulation.

The development combines sophisticated design with a strategic location in one of Barcelona's most desirable areas, well connected and with a wide range of amenities, shops, restaurants, and cultural venues just steps away.

Grassot Residences represents a unique opportunity for those seeking an exclusive property with private exterior space and a pool in a vibrant and established urban setting.

Please feel free to contact us for more information and to arrange a visit.



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Terrace, Swimming Pool, Garden, Lift, Wooden flooring, Natural light, Views, Transport nearby, Open kitchen, New build, Interior, Exterior, Equipped Kitchen, Double glazing, City views, Chill out area, Alarm, Air conditioning

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