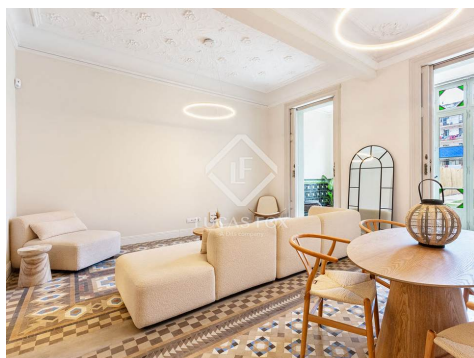


€1,650,000 Apartment - For sale - New listing

## Excellent 3 Bedroom apartment with 395m<sup>2</sup> terrace for sale in Eixample Right

Spain » Barcelona » Barcelona City » Eixample Right » 08011

3	3	186m <sup>2</sup>	395m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Terrace



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€1,650,000 Apartment - For sale - New listing

## Excellent 3 Bedroom apartment with 395m<sup>2</sup> terrace for sale in Eixample Right

### Main floor with a huge terrace and spa

An exceptional apartment with 147 m<sup>2</sup> of built area and 126 m<sup>2</sup> of usable area, located on the main floor of a period building with historic character and 3.5-meter-high ceilings. The property stands out for its spectacular 395 m<sup>2</sup> private terrace, a unique exterior space in Barcelona that offers multiple settings for relaxing, gathering, and making the most of the Mediterranean climate.

The property has been renovated with exquisite care, preserving valuable original features such as the Catalan vaulting ceilings, decorative moldings, hydraulic tile floors, and restored woodwork. It features a spacious living-dining room with direct access to the terrace through an elegant glass-enclosed gallery, ensuring natural light throughout the day and a harmonious connection between the interior and exterior.

The open kitchen, by the renowned Santos brand, combines minimalist design and functionality and is equipped with high-end Bosch appliances for everyday comfort and efficiency. The night area includes a master bedroom with an en-suite bathroom and an exterior balcony, a second double bedroom also with access to a balcony, a third guest bedroom, an additional full bathroom, and a guest toilet.

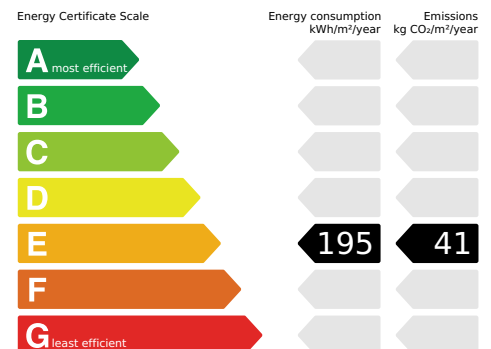
The impressive terrace features various areas, including a barbecue area ideal for outdoor gatherings and a modern bioclimatic pergola that offers shade and comfort year-round. There's also a 38 m<sup>2</sup> (30 m<sup>2</sup>) exterior annex converted into a wellness spa. This space functions as a separate loft with a kitchen, full bathroom, living area, and sauna—perfect as a guest house, private gym, or exclusive relaxation area.

Located in the centre of Barcelona, this property is surrounded by restaurants, shops, traditional markets, art galleries, and all kinds of amenities, as well as excellent public transport connections. Its combination of history, modernity, spacious exterior, and strategic location make it a unique opportunity both as a luxury permanent residence and as a premium investment in the city.



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Terrace, Garden, Spa, Lift,  
Natural light, High ceilings,  
Modernist building, Well, Renovated,  
Outdoor kitchen, Open kitchen,  
Exterior, Equipped Kitchen,  
Double glazing, City views,  
Chill out area, Built-in wardrobes,  
Barbecue, Balcony, Alarm,  
Air conditioning



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