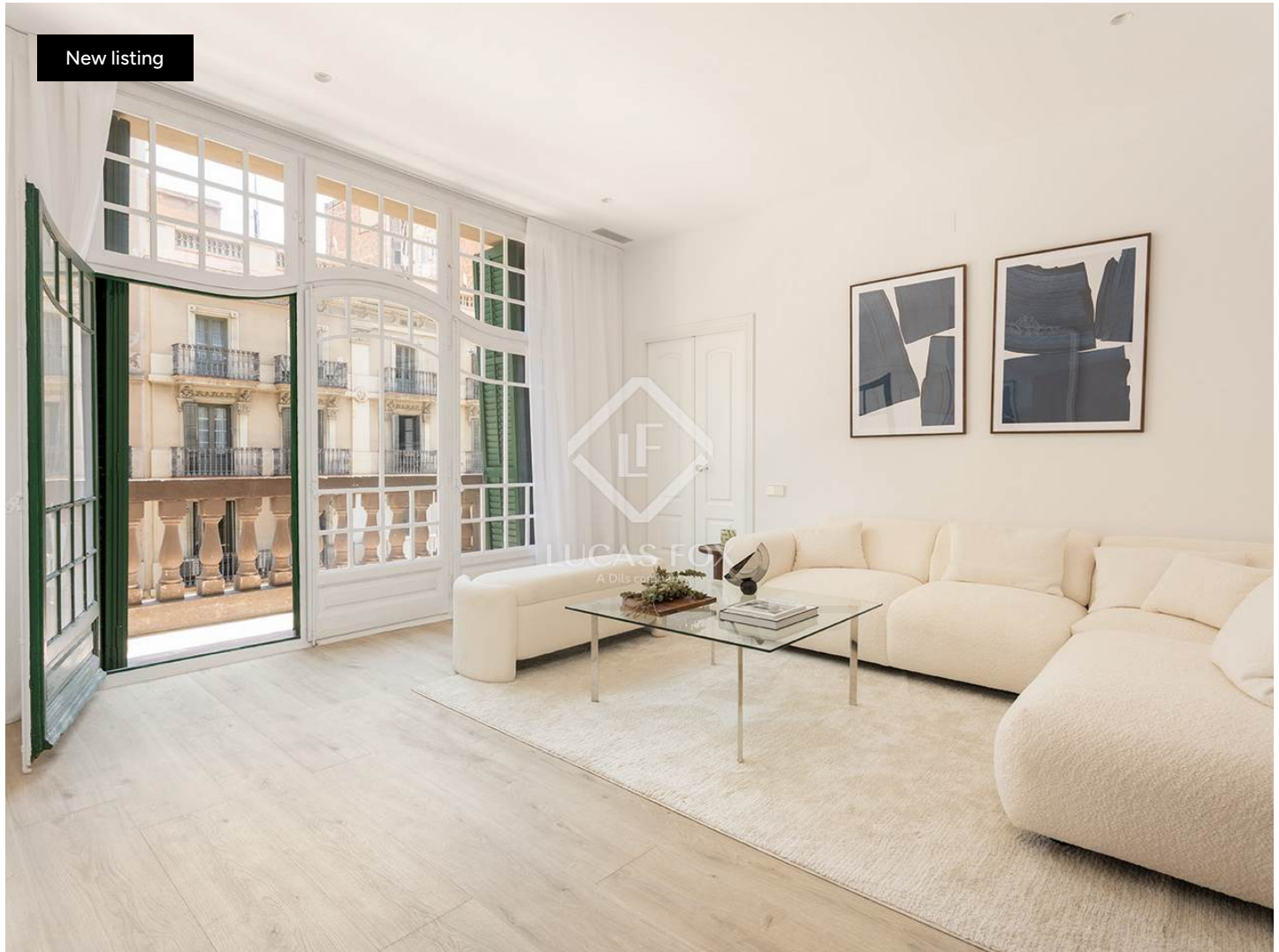


€1,050,000 Apartment - For sale - New listing

## Excellent apartment for sale in Gòtico, Barcelona

Spain » Barcelona » Barcelona City » Gòtico » 08003

3	3	126m <sup>2</sup>	9m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Terrace



**Contact us today for more information or to arrange a viewing**

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€1,050,000 Apartment - For sale - New listing

## Excellent apartment for sale in Gótico, Barcelona

Set in Casa Lluís Guarro on Vía Laietana, this 126 m<sup>2</sup> modernist apartment blends historic charm with modern elegance. It features 3 bedrooms, open living space, a balcony, bespoke furnishings, and a prime Barcelona city center location.

Located on Vía Laietana, within the distinguished Casa Lluís Guarro, this exceptional apartment is set in one of Barcelona's most iconic modernist buildings. Designed in 1922 by the celebrated architect Josep Puig i Cadafalch, the building is a landmark of Catalan heritage—its striking façade and historical prestige now mirrored by a fully-renovated interior that celebrates both design excellence and urban sophistication.

With a constructed area of 126 m<sup>2</sup>, this residence presents a smart, flowing layout that gracefully combines architectural tradition with modern elegance. The recent renovation, led by interior designer Cotano de Diego, reflects meticulous attention to detail—from bespoke furnishings and hand-selected materials to a refined sense of proportion and balance.

The expansive living, dining, and kitchen area (35.77 m<sup>2</sup>) anchors the apartment, offering an open, light-filled space ideal for both everyday comfort and elegant entertaining. Large windows frame views over the lively Vía Laietana, placing you in the heart of the city's vibrant rhythm, while the 8.88 m<sup>2</sup> balcony extends the living area outdoors—perfect for a morning coffee or evening aperitif.

The apartment features three spacious double bedrooms, each designed for tranquility and functionality. The primary bedroom (16.81 m<sup>2</sup>) enjoys privacy and is paired with a stylish 6.17 m<sup>2</sup> en-suite bathroom. Two further bedrooms—15.74 m<sup>2</sup> and 12.60 m<sup>2</sup>—offer generous space and natural light, one with direct access to the balcony. A modern shower room (4.18 m<sup>2</sup>) and a guest toilet (3.18 m<sup>2</sup>) add flexibility and ease for guests.

Additional highlights include a walk-in closet (4.26 m<sup>2</sup>) and a welcoming entry hall (9.27 m<sup>2</sup>) that connects effortlessly to the main living area. Every corner of the apartment has been curated for maximum comfort and sophistication.

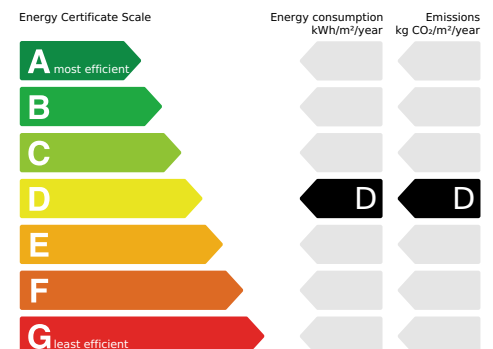
The apartment is offered fully furnished with exclusive, custom-designed pieces, ensuring a seamless move-in experience and a home of enduring quality and taste.

Just a stone's throw from the Barcelona Cathedral, Palau de la Música, and countless cafés, galleries, and shops, this home is ideal for those seeking an address with cultural prestige and everyday convenience.



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Terrace, Concierge service, Lift, Wooden flooring, Period Building, Natural light, High ceilings, Communal terrace, Views, Renovated, Open kitchen, Heating, Exterior, Equipped Kitchen, Double glazing, City views, Chill out area, Built-in wardrobes, Balcony, Alarm, Air conditioning



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This is more than a residence—it is a rare opportunity to inhabit a piece of Barcelona's architectural legacy, reinterpreted for contemporary urban living. A perfect choice for buyers seeking timeless elegance, a privileged location, and thoughtful design at the very heart of the city.



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