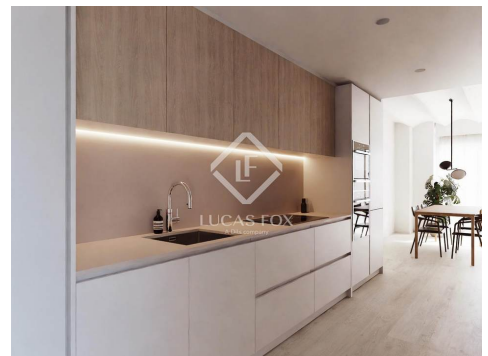
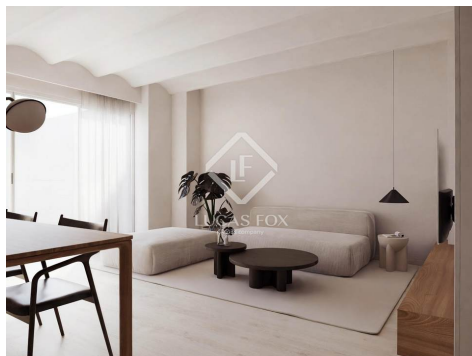


€795,000 Penthouse - For sale - New listing

## New build 2 Bedroom penthouse with 33m<sup>2</sup> terrace for sale in Gràcia, Barcelona

Spain » Barcelona » Barcelona City » Gràcia » 08025

2	2	86m <sup>2</sup>	33m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Terrace



Contact us today for more information or to arrange a viewing

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€795,000 Penthouse - For sale - New listing

## New build 2 Bedroom penthouse with 33m<sup>2</sup> terrace for sale in Gràcia, Barcelona

### Second- floor property /penthouse in a new build in Gracia with a 33m<sup>2</sup> terrace

Lucas Fox presents this exclusive new build residential development located in one of Barcelona's most sought-after neighborhoods.

This is an elegant, small building in the charming Gràcia neighbourhood , the result of a change of use that has given rise to three fantastic homes, all with private outdoor spaces.

A high-end development that stands out for its spaciousness and high-end finishes.

The project will have only three residential units.

The ground floor, with a constructed area of 71 m<sup>2</sup> and ceilings over 3 meters high, features a 28 m<sup>2</sup> private south-facing patio connected to the kitchen-dining room area. This property has one bedroom and a full bathroom , and the living room dining room area is divided into two separate spaces.

The first and second floor share the same layout, with a total constructed area of 86 m<sup>2</sup>. Both have a spacious kitchen open to the living room, which totals more than 35 m<sup>2</sup> and features a large south-facing window that floods the space with natural light. Each unit includes two double bedrooms and two complete bathrooms, as well as a spectacular private terrace of more than 33 m<sup>2</sup> located on the building's roof, for exclusive use and accessible by elevator.

Completion is scheduled for the first quarter of 2026. The development will offer high-quality facilities and features, including aerothermics air conditioning, laminate flooring, high-end aluminum exterior carpentry, integrated Bosch appliances , and built-in wardrobes, among other features that confirm the project's premium status.

Located on Passatge Nogués, in a strategic position between two of Barcelona's most distinctive neighborhoods: the bohemian and authentic Gràcia, and the elegant and cosmopolitan Eixample.

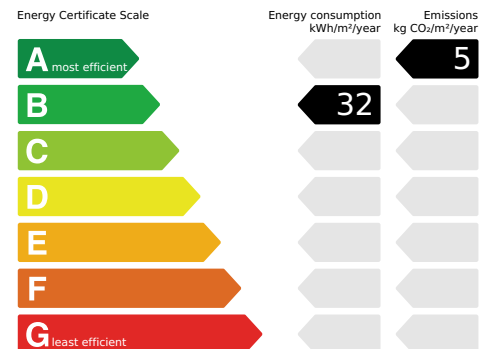
Enjoy the tranquility of a quiet street, surrounded by low-rise buildings, traditional shops, small establishments steeped in history, pedestrian areas , and lively squares.

All this without sacrificing proximity to the Eixample district, just one street away, with access to all kinds of amenities, major shopping centers, and excellent connections to the rest of the city. Very close to the Sagrada Família and the Hospital de Sant Pau.



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Terrace, Lift, Wooden flooring,  
Natural light, Wheelchair access,  
Transport nearby, Open kitchen,  
New build, Heating, Equipped Kitchen,  
Double glazing, Chill out area,  
Built-in wardrobes, Air conditioning



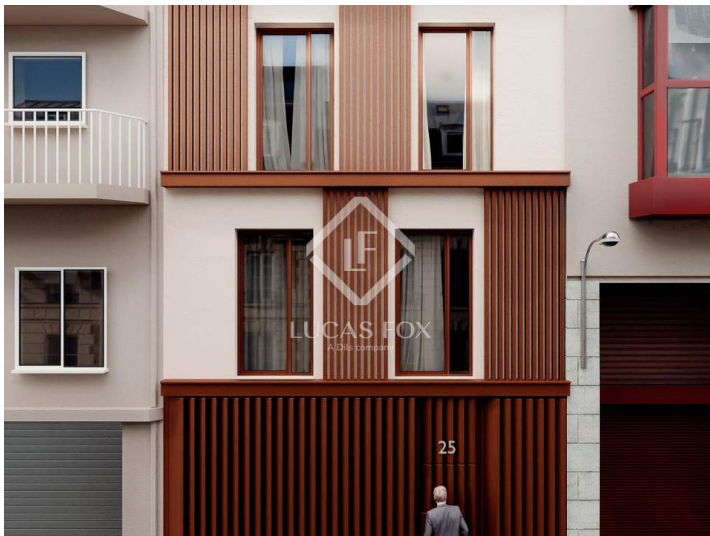
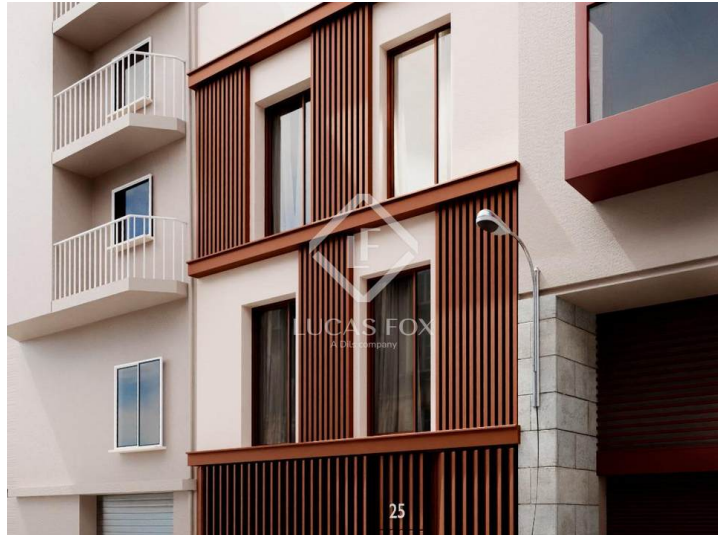
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€795,000 Penthouse - For sale - New listing

## New build 2 Bedroom penthouse with 33m<sup>2</sup> terrace for sale in Gràcia, Barcelona

An ideal location for both permanent and second property, perfect for enjoying the vibrant cultural attractions of Barcelona.



BCN60412



LUCAS FOX

Scale in metres. Indicative only. Dimensions are approximate. All information contained here is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

0 1 2 3 4 5  
Scale in metres (1:1000)

Measurements (m²)	
Build surface	90.08m²
Useful surface	75.88m²
Common surface	32.35m²
Height	2.75m

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