

€1,175,000 Apartment - For sale - New listing

## Elegant 3-Bedroom Apartment with Terrace on Enric Granados

Spain » Barcelona » Barcelona City » Eixample Left » 08008

3	3	137m <sup>2</sup>	10m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Terrace



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

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Located on Enric Granados in a 1910 Modernist building, this luminous high-floor apartment offers 3 spacious bedrooms, elegant period details, a private terrace, and open-plan living. Sold with a renovation project (cost not included).

Located on the prestigious Enric Granados, one of Eixample Left's most desirable pedestrian streets, this exceptional apartment is set within a 1910 period building that retains its original Modernist architectural features—a rare gem for lovers of historic charm.

Positioned on a high floor, the property benefits from abundant natural light and an exceptionally luminous interior throughout the day, thanks to its large windows and optimal orientation.

Spanning a total built surface of 137.20 m<sup>2</sup>, the apartment offers a generous and functional layout. Highlights include a bright, open-concept kitchen and dining area (32.53 m<sup>2</sup>) that flows effortlessly into an elegant living room (28.14 m<sup>2</sup>), opening onto a charming private balcony (2.60 m<sup>2</sup>). The kitchen will be fully equipped and designed with an island-style layout, perfect for both daily living and entertaining.

The home comprises three large double bedrooms, each offering ample space for wardrobes, desks, or seating areas. The master suite (12.30 m<sup>2</sup>) features direct access to a spacious en-suite bathroom (6.08 m<sup>2</sup>), while the other two bedrooms (11.88 m<sup>2</sup> and 8.88 m<sup>2</sup>) are complemented by a second full bathroom (4.76 m<sup>2</sup>) and additional closet/storage space (4.57 m<sup>2</sup>).

Throughout the apartment, you'll find exquisite finishes and period details, including high-end parquet flooring and stunning Catalan vaulted ceilings, preserving the elegance and soul of the early 20th-century Modernist era.

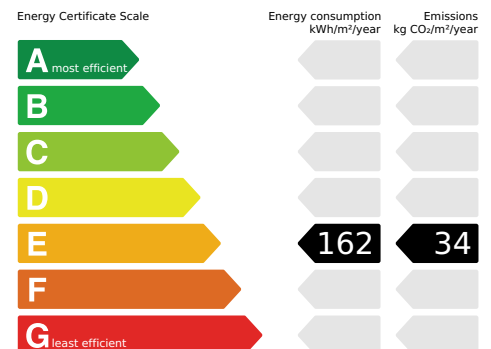
A standout feature is the 8 m<sup>2</sup> private terrace, ideal for outdoor dining or quiet relaxation in the heart of the city.

This property is offered with a full renovation project, allowing the buyer to complete the home to their personal taste and high specifications. Please note that the cost of renovation is not included in the sale price.



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Lift, Period features, Period Building, Natural light, High ceilings, Modernist building, Walk-in wardrobe, Renovated, Open kitchen, Interior, Heating, Exterior, Equipped Kitchen, Double glazing, City views, Chill out area, Built-in wardrobes, Balcony, Alarm, Air conditioning



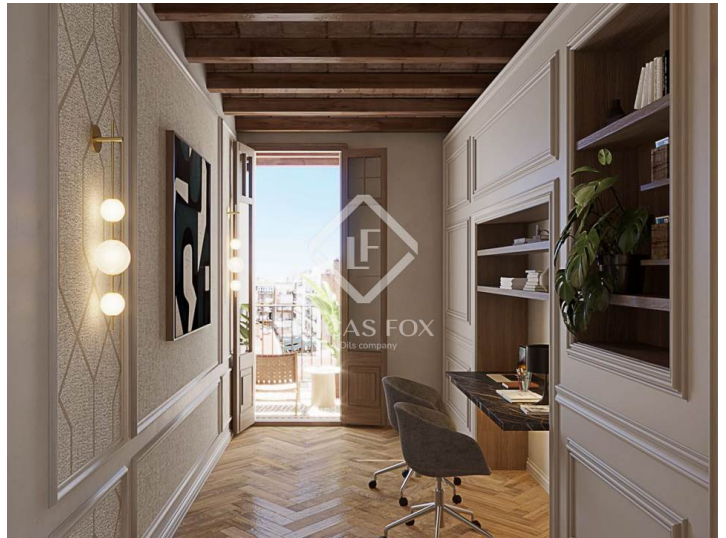
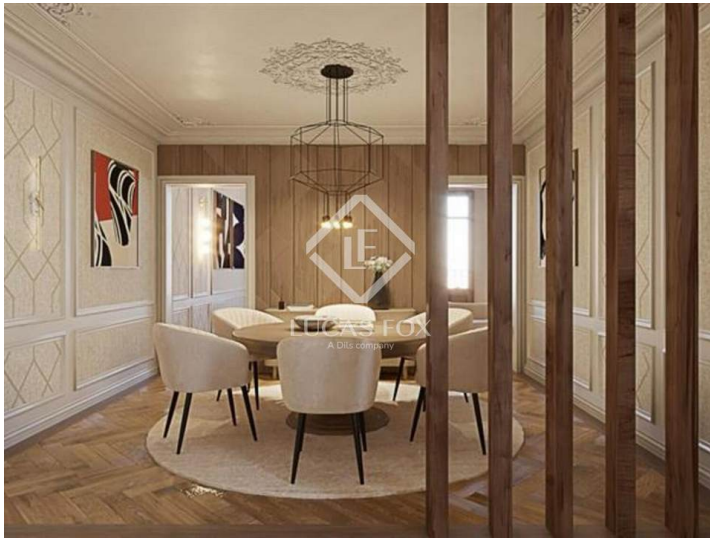
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