

€695,000 Apartment - For sale - New listing

## Excellent 4 Bedroom apartment with 12m<sup>2</sup> terrace for sale in Gràcia, Barcelona

Spain » Barcelona » Barcelona City » Gràcia » 08024

4	2	93m <sup>2</sup>	12m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Terrace



Contact us today for more information or to arrange a viewing

+34 933 562 989 · info@lucasfox.com · lucasfox.com · Passeig de Gràcia 78, Principal 2<sup>a</sup>, Barcelona, Spain

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**Bright, exterior apartment with access to a balcony on a mezzanine floor (1st floor) with elevator, renovated and ready to move into.**

Newly renovated apartment located in a brick building with an elevator. The property enjoys plenty of natural light thanks to the large windows.

We enter the property through a small entrance hall. On the right, we find a bedroom, perfect as an study or study, and a guest toilet. Connected to the entrance hall is the living area. This consists of a spacious dining room living room that leads to the open-plan kitchen, with a large American-style island and access to a small courtyard, which can be used as a utility area. From the living room, we access a large 12 m<sup>2</sup> balcony.

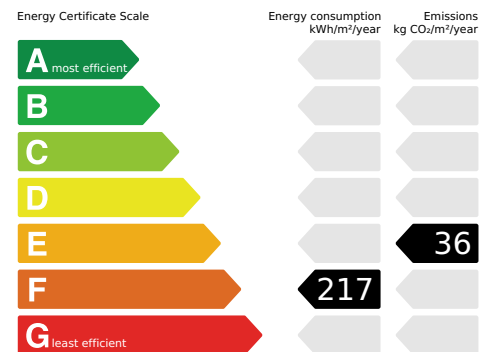
The night area is divided into a corridor that access to two medium-sized bedrooms, a full bathroom , and a double main bedroom . All rooms, except the entrance hall, are exterior-facing and enjoy good natural light.

The entire property has ducted air conditioning and heating, as well as quadruple glazing that guarantees excellent thermal and acoustic insulation.



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Concierge service, Lift, Natural light, Renovated, Open kitchen, Heating, Exterior, Balcony, Air conditioning



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