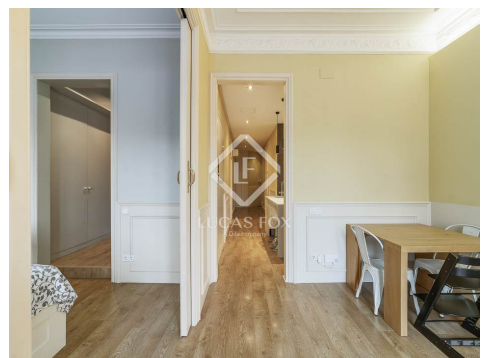


€545,000 Apartment - For sale - Exclusive listing

## Elegant renovated principal floor with high ceilings and a balcony in Eixample

Spain » Barcelona » Barcelona City » Eixample Left » 08008

|          |           |                  |                 |
|----------|-----------|------------------|-----------------|
| 2        | 2         | 71m <sup>2</sup> | 5m <sup>2</sup> |
| Bedrooms | Bathrooms | Floorplan        | Terrace         |



Contact us today for more information or to arrange a viewing

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€545,000 Apartment - For sale - Exclusive listing

## Elegant renovated principal floor with high ceilings and a balcony in Eixample

**Renovated principal floor on Balmes featuring high ceilings, a master suite with walk-in dressing and a bright balcony overlooking the peaceful inner courtyard.**

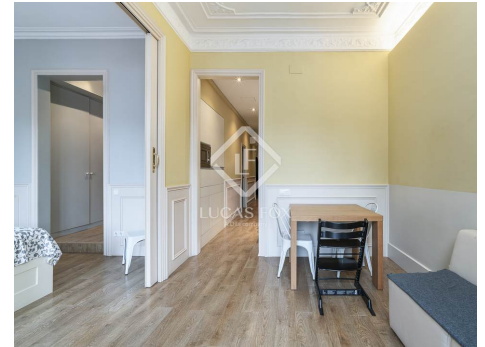
Lucas Fox exclusively presents this renovated apartment in one of the best locations in Antiga Esquerra de l'Eixample, on Carrer Balmes between Provença and Rosselló. It is situated on a principal floor, equivalent to a second real height, within a classic Eixample building with great character and excellent presence. The property offers approximately 71 sqm of well-distributed space and a pleasant balcony facing a bright and peaceful inner courtyard.

The day area is organised around a wide corridor that integrates the open kitchen and dining space, creating a functional and contemporary layout that flows naturally into the living room. From the living room, there is access to the balcony of around 4.75 sqm, an ideal spot to enjoy the calm and natural light of the typical Eixample patio de manzana.

The master suite is one of the highlights of the home, featuring an ample bedroom of about 11 sqm, a walk-in dressing area and a complete en-suite bathroom that provide comfort and privacy. The property also includes a second bedroom of approximately 8.5 sqm, perfect as a guest room, home office or children's room, along with a second full bathroom.

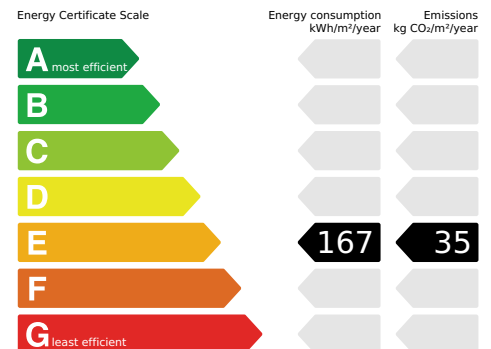
The apartment also benefits from updated equipment such as a recent Fujitsu air-conditioning unit and a Bosch washer-dryer, which will remain in the property.

High ceilings of over 3.20 m, a practical layout, a pleasant sense of space and the tranquillity of the inner courtyard make this apartment an excellent opportunity both as a primary residence and as a secure investment in one of Barcelona's most desirable neighbourhoods, surrounded by services, shops, restaurants and well connected by public transport.



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Terrace, Lift, Natural light,  
High ceilings, Renovated,  
Open kitchen, Interior, Exterior,  
Equipped Kitchen, Double glazing,  
City views, Chill out area, Balcony,  
Air conditioning



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## Elegant renovated principal floor with high ceilings and a balcony in Eixample



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