

€490,000 Apartment - For sale - New listing

## 2 Bedroom apartment for sale in Sant Antoni, Barcelona

Spain » Barcelona » Barcelona City » Sant Antoni » 08015

2 Bedrooms    1 Bathrooms    86m<sup>2</sup> Floorplan    4m<sup>2</sup> Terrace



Contact us today for more information or to arrange a viewing

+34 933 562 989 · info@lucasfox.com · lucasfox.com · Passeig de Gràcia 56, 7º, Barcelona, Spain

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**Completely renovated 72 m<sup>2</sup> designer property in Sant Antoni, with 2 bedrooms, 1 bathroom, and all rooms facing exterior. A signature project that combines contemporary architecture with restored original elements.**

Located in Sant Antoni, one of Barcelona's most vibrant and sought-after neighborhoods, this property enjoys a prime location between the city's historic centre and the Eixample district. The area combines modernist architecture, a wide range of culinary and cultural offerings, local shops, and excellent transport links, establishing itself as one of the most attractive residential areas in the Catalan capital.

In a unique corner building in the Eixample district, where Cerdà's characteristic chamfered corner geometry defines the interior layout, we find this exclusive, completely renovated 72 m<sup>2</sup> property. A signature project that reinterprets traditional Barcelona architecture from a contemporary perspective.

Located on the second floor (third floor in US/UK terms) and with all rooms facing exterior, the property is organized through a fluid sequence of interconnected spaces that provide spaciousness, light, and great versatility. The balcony overlooking the street and the abundant natural light enhance the feeling of well-being in every room.

The renovation stands out for the quality of its finishes and attention to detail. A continuous terrazzo floor runs throughout the entire property without interruption, while the original, restored beams, moldings, and historic rosettes coexist harmoniously with a minimalist and contemporary aesthetic. The flush doors contribute to the visual cleanliness and spatial continuity of the whole.

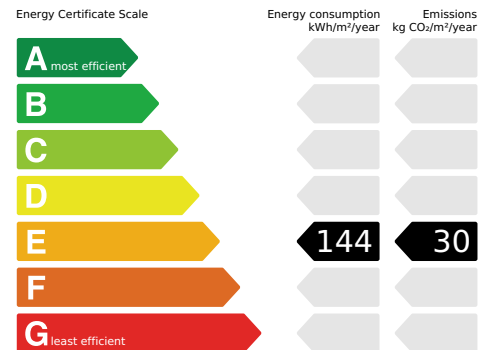
The kitchen, designed specifically for this project, features custom-made stainless steel cabinetry and high-end Italian appliances. The property has two bedrooms, including a main bedroom with an integrated walk-in closet, and an exterior bathroom—a rare feature in the Eixample district—which enjoys abundant natural light and an elegant floor-to-ceiling mirror.

A unique property for those seeking design, architecture and authenticity in one of Barcelona's most distinctive areas.



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Period features, Period Building, Natural light, High ceilings, Transport nearby, Renovated, Open kitchen, Exterior, Equipped Kitchen, City views, Built-in wardrobes, Balcony, Air conditioning



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The property is located in Barcelona city, in the Sant Antoni area, with the approximate location indicated in accordance with current regulations. It has a constructed area of 72 m<sup>2</sup> and a usable area of 67 m<sup>2</sup>. The property has been completely renovated. The total sale price is €490,000. The indicated price does not include taxes or expenses associated with the sale, which, according to current legislation, are the responsibility of the buyer; in this case, the Property Transfer Tax (ITP) will apply. It also does not include notary or land registry fees. The property has an available energy efficiency certificate. The certificate of occupancy, number CHB0355072\*\*\*\*, is available upon request. Registration numbers AICAT 13225 and API 4089 are visible in accordance with applicable legislation. Large Property Owner Status: No.

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