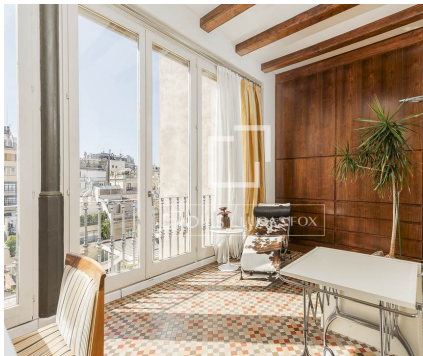


€1,495,000 Apartment - For sale - New listing

3 Bedroom apartment for sale in Eixample Left, Barcelona

Spain » Barcelona » Barcelona City » Eixample Left » 08008

3 Bedrooms 2 Bathrooms 168m² Floorplan 3m² 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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3 Bedroom apartment for sale in Eixample Left, Barcelona

Elegant renovated 3-bedroom apartment in a period building, with a south-facing gallery and a prime location next to Passeig de Gràcia

Charming renovated high-rise apartment next to Passeig de Gràcia

Lucas Fox presents this elegant property located on the fifth floor of a perfectly preserved, period building . The building, with over a century of history, has been meticulously updated in recent years, preserving all the character of classic Barcelona architecture and offering a distinguished entrance and communal areas in excellent condition.

The property enjoys a privileged location, just steps from Passeig de Gràcia, Rambla de Catalunya and La Pedrera, in one of the most coveted areas of the Eixample.

The property stands out for its excellent through layout , typical of the buildings in the Eixample district, with a clear distinction between the day area and night area areas, as well as a pleasant double orientation that guarantees natural light throughout the day.

The day area is arranged around a spacious and inviting living-dining room of almost 30 m², a space full of character that opens onto a magnificent south-facing gallery of over 16 m². From here, you can enjoy pleasant, unobstructed views over a quiet pedestrian walkway, providing a sense of spaciousness and tranquility that is hard to find in the centre of Barcelona. Adjacent to the living room is a fully equipped semi-open kitchen, a practical separate laundry area , and a full bathroom with natural ventilation.

The night area comprises three exterior bedrooms. The generously sized main bedroom exceeds 20 m² and offers ample storage space. The other two bedrooms, equally bright, share access to a pleasant west-facing balcony, ideal for enjoying the afternoon light. This area is completed by a second full bathroom .

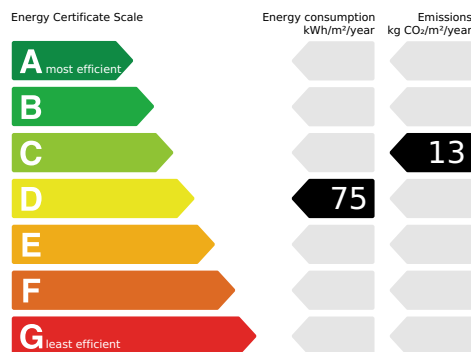
The property features numerous built-in wardrobes and storage solutions strategically distributed throughout, ducted air conditioning, individual heating and a convenient private storage room .

An elegant and bright property, ready to move into, that combines the charm of classic Eixample architecture with all contemporary amenities, in an exceptional location next to Passeig de Gràcia.



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Lift, Natural light, High ceilings, Modernist building, Communal terrace, Heating, Exterior, Equipped Kitchen, Double glazing, City views, Chill out area, Balcony, Air conditioning



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The property is located in Barcelona city, in the Eixample Right district – Passeig de Gràcia area. The approximate location is provided in accordance with current regulations. It has a constructed area of 147.12 m² and a usable area of 125 m². The property is in excellent condition, having been renovated with high-quality materials and finishes. The total sale price is €1,450,000. The price indicated 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, with a rating of D for energy consumption and C for emissions. The certificate of occupancy, number CHB02205526***, is available upon request. Registration numbers AICAT 13225 and API 4089 are visible in accordance with applicable legislation. Large Property Owner Status: NO. Marketed by Dils Lucas Fox (Lucas Trading, SL, with Tax ID B64125438), acting as a real estate intermediary. Additional information and documentation available to the consumer in accordance with current regulations. This information is for guidance only, is not contractual, and is subject to change.

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