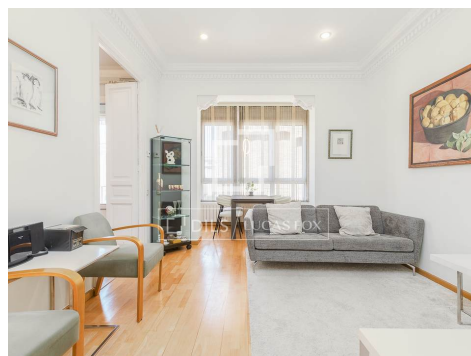
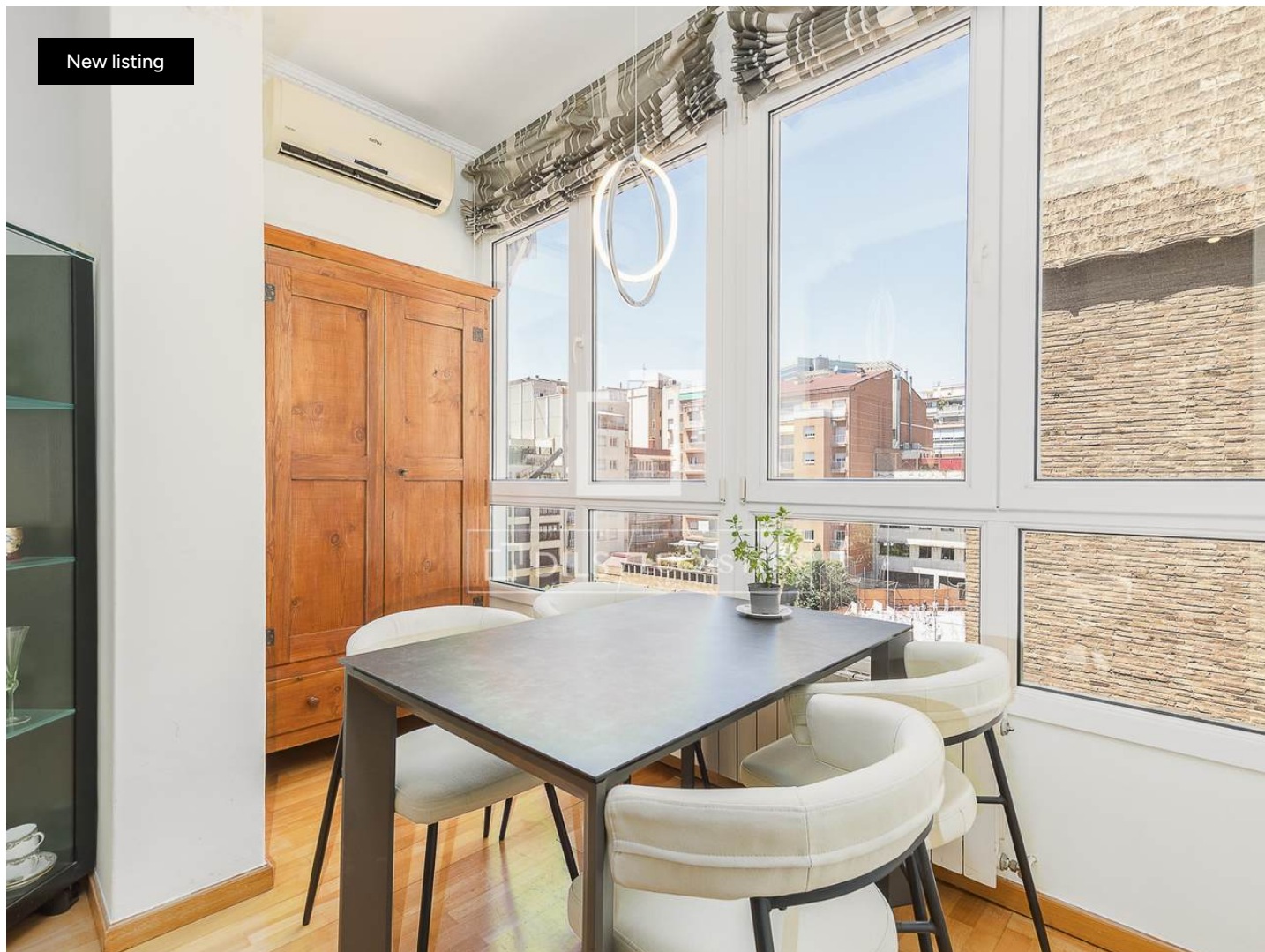


€850,000 Apartment - For sale - New listing

## Bright high floor apartment with balconies and southeast orientation in a period building next to Plaza de Francesc Macia

Spain » Barcelona » Barcelona City » Eixample Left » 08036

4 Bedrooms    2 Bathrooms    128m<sup>2</sup> Floorplan    9m<sup>2</sup> Terrace



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

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€850,000 Apartment - For sale - New listing

## Bright high floor apartment with balconies and southeast orientation in a period building next to Plaza de Francesc Macia

**This apartment features double orientation, an abundance of natural light and ample spaces in one of the most prime locations of Barcelona**

Sunny property in a beautiful period building in Eixample Esquerre (Eixample Left). Located on a 5th real floor and boasting a desirable double orientation, it enjoys an abundance of natural light throughout the day. The layout of the apartment features a living room, a beautiful and bright reading area, two exterior-facing bedrooms of generous proportions, one medium-sized interior bedroom, and two bathrooms.

The interiors feel unconfined, cozy, and elegant, complemented by a warm color palette and charming crown moldings on the ceilings. For your comfort in any season, the home is equipped with split AC and gas radiators. The windows are double-glazed, providing excellent thermal insulation as well as a serene, profound silence in every room.

Located between Passeig de Gràcia and Plaça Francesc Macià, the home is nestled in a vibrant and distinguished neighborhood, perfect for enjoying the very best of Barcelona's lifestyle. The celebrated local gastronomy, refined cultural events, welcoming community, quality wellness and shopping venues, artisanal groceries, and convenient connections to pristine beaches and the airport make it a real gem in the heart of Barcelona.

\*\*\*

The property is located in Barcelona city, zone Eixample Left, indicating the approximate location in accordance with current regulations. Measures 112m<sup>2</sup> built and 95 m<sup>2</sup> useful according to floor plan, 128m<sup>2</sup> according to Property Registry. The condition is excellent.

The total price is 850.000 €.

The price indicated does not include taxes or expenses associated with the purchase that, according to the current legislation, correspond to the buyer; in this case, the ITP will be applied. Nor does it include notarial or registry fees.

The property has a certificate of energy efficiency available. It also has an occupancy certificate number CHB01063926\*\*\*, which will be made available upon request to interested party.

Registry number AICAT 13225 and API 4089 visible in accordance with applicable legislation.

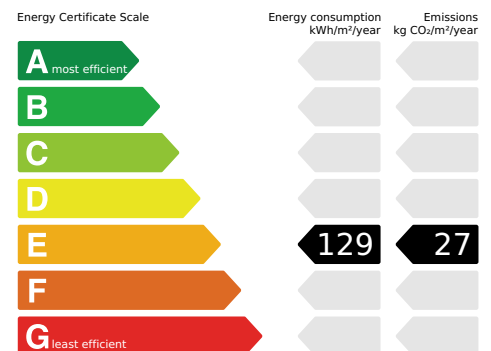
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[lucasfox.com/go/bcn67107](https://lucasfox.com/go/bcn67107)

Lift, Period features, Period Building, Natural light, High ceilings, Modernist building, Transport nearby, Storage room, Heating, Equipped Kitchen, Double glazing, City views, Balcony, Air conditioning



€850,000 Apartment - For sale - New listing

## Bright high floor apartment with balconies and southeast orientation in a period building next to Plaza de Francesc Macia

Big owner: NO.

Marketed by Dils Lucas Fox (Lucas Trading, S.L., with tax identification number B64125438), acting as a real estate intermediary.

Additional information and documentation are 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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