

€2,575,000 Apartment - For sale

Exclusive 238 m² Apartment in Eixample Dreta, Barcelona

Spain » Barcelona » Barcelona City » Eixample Right » 08037

3	4	238m ²	19m ²
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 56, 7^o, Barcelona, Spain

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Exclusive 238 m² apartment between the Eixample, Gracia, and Sant Gervasi districts. 77 m² of open-plan living room and kitchen area, nearly four-meter ceilings, and three bedrooms with en-suite bathroom and dressing rooms. Contemporary design with top-quality finishes.

This 238 m² apartment is located on the principal floor of a Modernist corner building with elevator, at the intersection of Provença and Roger de Llúria in Barcelona's Eixample Dreta district.

The property features 4-metre-high ceilings throughout, a characteristic rarely found in contemporary apartments. The living room measures over 80 m² and is entirely exterior, with four large windows and a balcony facing Provença Street.

The apartment offers three large bedrooms and three stylish bathrooms, two of which are ensuite. Each bedroom includes a private dressing area with built-in wardrobes and integrated LED lighting. A guest toilet is located next to the living area.

The entrance hall is exceptionally spacious and immediately conveys the scale and elegance of the property.

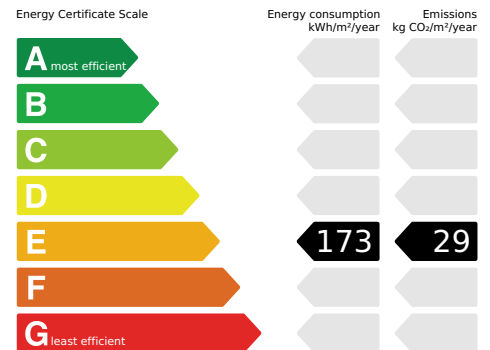
The residence has been designed and furnished by Nobohome, one of Barcelona's leading luxury developers. Every detail, from the materials and finishes to the furniture and lighting, has been carefully selected to create a turnkey home of exceptional quality. The property is fully furnished and ready for immediate occupancy.

Situated in the heart of Eixample Dreta, within walking distance of Passeig de Gràcia, this residence offers a unique opportunity to enjoy one of Barcelona's most sought-after neighbourhoods from a home that combines historic character with modern living.



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Lift, Natural light, High ceilings, Modernist building, Renovated, Open kitchen, Heating, Exterior, Equipped Kitchen, Double glazing, Central vacuum system, Built-in wardrobes, Balcony, Alarm, Air conditioning



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The total sale price will be disclosed upon request. The sale price does not include taxes or any costs associated with the transaction that, under current legislation, are the responsibility of the purchaser, including the Property Transfer Tax (ITP). Notary fees and Land Registry registration costs are also excluded. The property holds a valid Energy Performance Certificate. The Certificate of Occupancy (Cédula de Habitabilidad), reference number CHB967345****, is available upon request. The registration numbers AICAT 13225 and API 4089 are displayed in accordance with the applicable regulations.

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