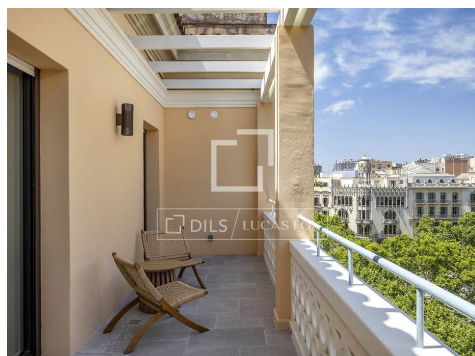
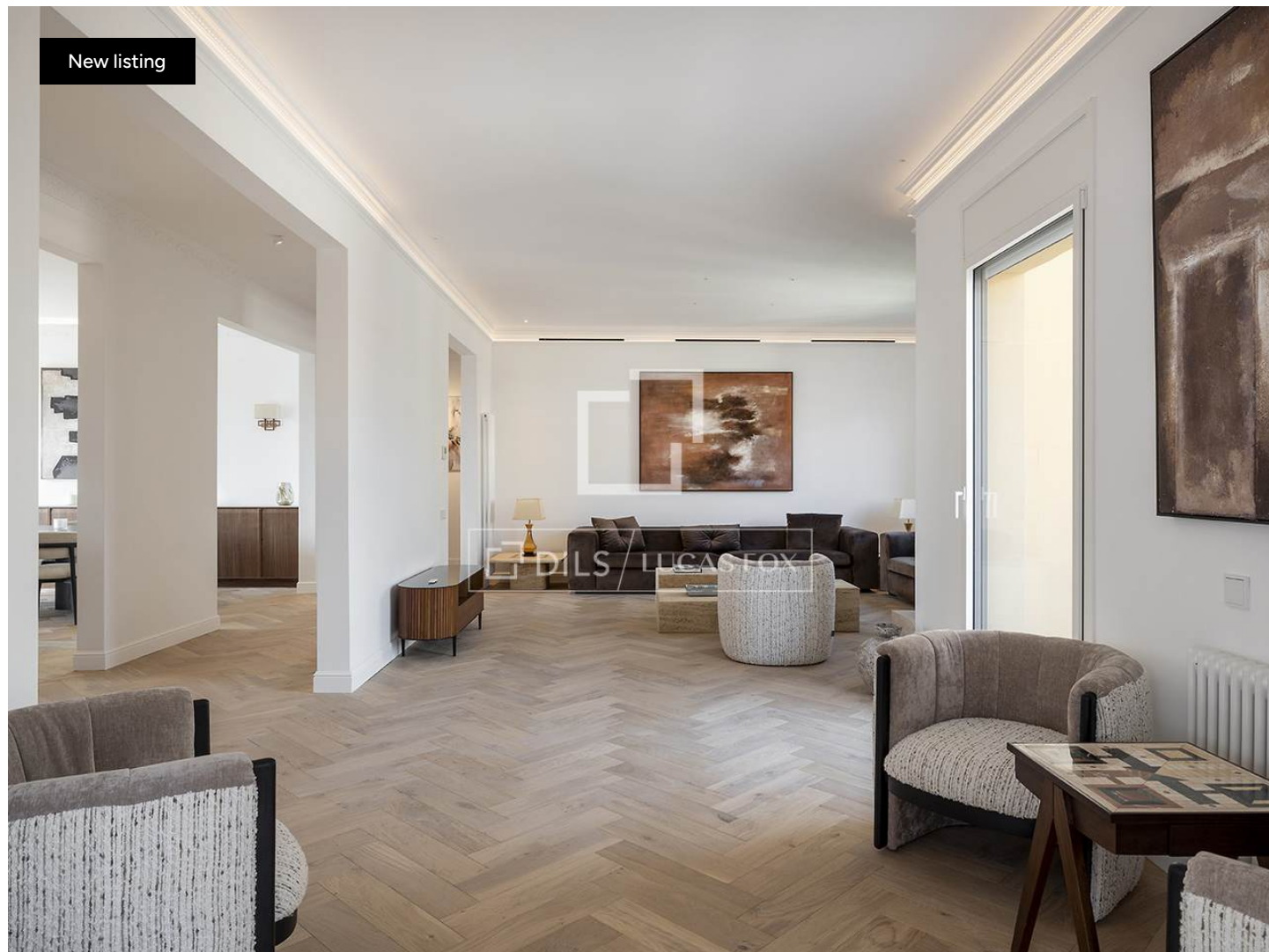


Price on request Penthouse - For sale - New listing

# Excellent 4 Bedroom penthouse with 17m<sup>2</sup> terrace for sale in Eixample Right

Spain » Barcelona » Barcelona City » Eixample Right » 08007

4	4	247m <sup>2</sup>	17m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Terrace



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## Excellent 4 Bedroom penthouse with 17m<sup>2</sup> terrace for sale in Eixample Right

### Designer penthouse with terrace next to Passeig de Gràcia: light, spaciousness and a top-quality renovation

In one of Barcelona's most exclusive addresses, on the renovated Consell de Cent street, just a few meters from Passeig de Gràcia, we present this exceptional property of almost 250m<sup>2</sup> located on the top floor of an elegant period building with concierge service.

This property is exceptionally rare for a very simple reason: every single room has exterior windows. This unique configuration allows natural light to flood every corner of the property throughout the day, creating warm, open spaces with a sense of spaciousness rarely seen in the Eixample district.

The day area has been designed as a large, continuous space where each area flows seamlessly into the next. The elegant main living living room , featuring a sophisticated bioethanol fireplace , extends into a comfortable study area via wide, open passageways that provide visual continuity and a great sense of space. The entire space connects to a spectacular kitchen- dining room of over 45 square meters, making it the true heart of the property.

The kitchen, designed entirely to measure, combines functionality and design with an impressive central island, high-end Miele appliances , two integrated wine coolers and a large glass door that completely opens the space towards the gallery, generating the pleasant feeling of being in a spacious urban porch bathed in natural light.

The main feature is an exclusive bar area made with a spectacular large-format backlit marble piece, an elegant and sophisticated corner designed to enjoy and receive guests.

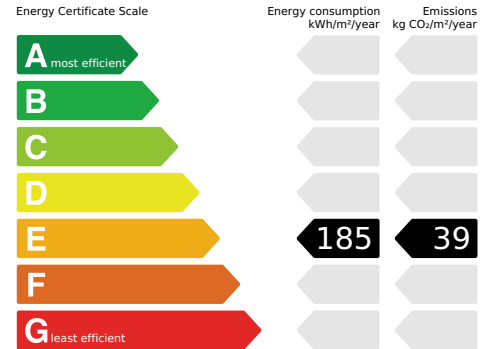
From the living room, you can directly access a magnificent terrace of approximately 20 m<sup>2</sup> facing Consell de Cent, where you can enjoy the tranquility of one of Barcelona's most prestigious new pedestrian axes, with pleasant side views of Passeig de Gràcia and some of the most emblematic buildings of Catalan modernism.

The night area offers three spacious double bedrooms, all with exterior views and en-suite bathroom . Their generous dimensions, along with ample, fully integrated storage solutions, provide maximum comfort for everyday living. Several rooms offer privileged views of Casa Batlló and Casa Amatller, two true icons of Barcelona's Modernist architecture.



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Terrace, Concierge service, Lift, Wooden flooring, Natural light, Utility room, Transport nearby, Renovated, Panoramic view, Open kitchen, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, City views, Chill out area, Built-in wardrobes, Balcony, Air conditioning



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The property has been completely renovated with top-quality materials and finishes. The herringbone-patterned natural oak flooring lends elegance and warmth to every space, while the carefully designed lighting, combining direct and indirect light, creates different atmospheres and enhances the property's interior architecture.

High-end aluminum windows with double glazing offer excellent thermal and acoustic insulation, ensuring maximum comfort year-round. Climate control is provided by ducted air conditioning divided into six independent areas and individual gas heating via designer radiators.

A one of a kind property for those seeking a prestigious property , completely ready to move into, where spaciousness, light, contemporary design and an absolutely privileged location come together to offer one of the best residential experiences in the centre of Barcelona.

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The property is located in Barcelona city, in the Eixample Dret district, with the approximate location indicated in accordance with current regulations. It has a constructed area of 247.29 m<sup>2</sup> and a usable area of 221.12 m<sup>2</sup>. The property has been recently renovated. The total sale price is €3,750,000. 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 occupancy certificate (certificate of occupancy) is available upon request (number \*001). Registration numbers AICAT 13225 and API 4089 are visible in accordance with applicable legislation. Large Property Owner Status: NO

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