

€3,900,000 Apartment - For sale - New listing

## Excellent 2 Bedroom apartment for sale in Gràcia, Barcelona

Spain » Barcelona » Barcelona City » Gràcia » 08008

2 Bedrooms    3 Bathrooms    186m<sup>2</sup> Floorplan    3m<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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**Exclusive property in Mandarin Oriental Residences, a Carlos Ferrater project next to Passeig de Gràcia. The building features exclusive five-star amenities, a panoramic rooftop terrace, and a swimming pool with views over Barcelona.**

In one of Barcelona's most exclusive locations, between Passeig de Gràcia and the heart of Gràcia, lies this exceptional property situated in the prestigious Mandarin Oriental Residences, an iconic residential project designed by renowned architect Carlos Ferrater and completed in 2022.

The property offers 186 m<sup>2</sup> built and 152 m<sup>2</sup> usable space, distributed with meticulous attention to detail and an elegant combination of contemporary design, spaciousness and functionality.

The day area features a sophisticated open-plan living and dining room living room with an integrated kitchen, designed as a bright and airy space, ideal for both everyday use and entertaining. The finishes and materials have been selected to the highest quality standards to create a refined and timeless atmosphere. A charming balcony provides a private and intimate exterior space.

The night area features two spacious double *suites*, both with en-private bathroom, plus a third guest bathroom. The property also includes a convenient separate utility area for a washing machine and dryer, seamlessly integrated into the layout.

Being part of Mandarin Oriental Residences means enjoying a unique residential experience, with exclusive access to amenities and spaces designed to five-star hospitality standards. Residents have access to state-of-the-art *fitness* and wellness facilities, elegant private lounges, and library-style spaces ideal for both working and private meetings.

The experience is completed with direct access to a spectacular panoramic rooftop garden, where outdoor *lounge* areas and a stunning swimming pool are integrated with exceptional views over the city of Barcelona, creating an environment of absolute privacy and sophistication.

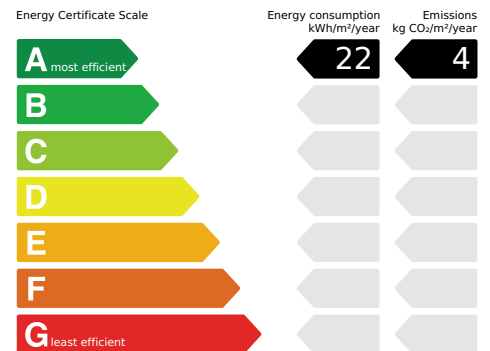
Located in one of the most coveted addresses in the city, this property represents an exceptional combination of architecture, design, premium amenities and a prime location.

A unique property for those seeking exclusivity, privacy and an unparalleled residential experience in Barcelona.



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Swimming Pool, Gym, Concierge service, Lift, Wooden flooring, Natural light, High ceilings, Parking, Communal terrace, Views, Utility room, Transport nearby, Service lift, Security, Open kitchen, Heating, Gated Community, Exterior, Equipped Kitchen, Domotic system, City views, Built-in wardrobes, Balcony, Air conditioning



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The property is located in Barcelona city, in the Gràcia district. The approximate location is indicated in accordance with current regulations. It has a constructed area of 186 m<sup>2</sup> and a usable area of 152 m<sup>2</sup>. The property has been completely renovated. The total sale price is €3,900,000. 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. Notary and land registry fees are also not included. The property has an available energy efficiency certificate. The certificate of occupancy, number CHB0346832\*\*\*\*, 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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