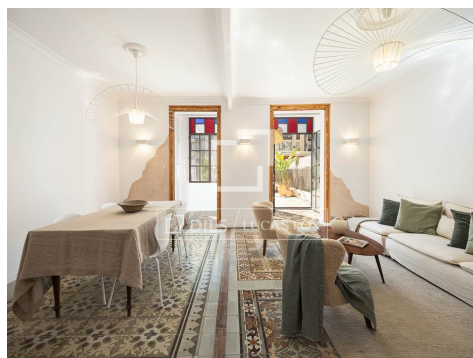
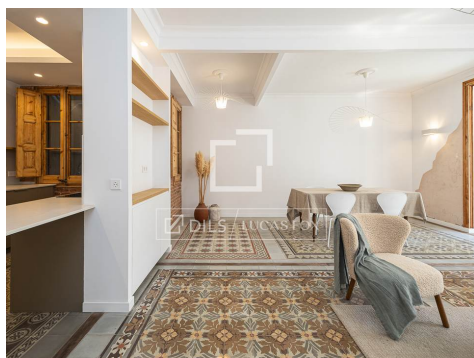


€1,350,000 Apartment - For sale - New listing

Excellent 3 Bedroom apartment with 50m² terrace for sale in Eixample Left, Barcelona

Spain » Barcelona » Barcelona City » Eixample Left » 08015

3 Bedrooms 3 Bathrooms 150m² Floorplan 50m² 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

€1,350,000 Apartment - For sale - New listing

Excellent 3 Bedroom apartment with 50m² terrace for sale in Eixample Left, Barcelona

Exclusive modernist main apartment with a 55 m² terrace in a listed building in the Eixample district

Located in an elegant, listed modernist building on Diputació street, currently undergoing refurbishment and enhancement of its common elements, this exceptional property combines the charm of early 20th-century Barcelona architecture with a contemporary interior design renovation executed with exquisite attention to detail.

With approximately 150 m² of living space plus a spectacular 55 m² south-facing terrace, this property offers a unique residential experience in the heart of the Eixample district. The property enjoys abundant natural light throughout the year and direct sunlight all morning on its privileged terrace, a true urban oasis with more than enough space to create different outdoor areas and even add a pergola for greater privacy.

The renovation has successfully recovered and enhanced original elements of great heritage value, such as the restored hydraulic tile floors, ornamental moldings, and various woodwork pieces, seamlessly integrating them with high-quality contemporary finishes. The exposed brick walls lend character and warmth to the spaces, creating a sophisticated and inviting atmosphere.

The day area is arranged around a spacious living-dining room with an open-plan kitchen, directly connected to the gallery and the magnificent terrace overlooking the quiet interior courtyard. The property has three double bedrooms, including an elegant master suite with a dressing room and en-private bathroom.

Two of the bedrooms also enjoy a balcony overlooking Diputació street, right in front of the beautiful Basilica of Sant Josep Oriol, offering a privileged perspective of one of the most charming corners of the neighbourhood.

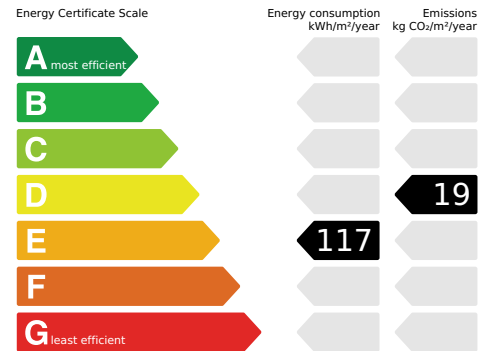
The combination of architectural heritage, interior design, spacious exterior and strategic location next to the renovated pedestrian axis of Consell de Cent makes this property one of the most unique opportunities currently available in the Eixample district of Barcelona.

A property for those seeking authenticity, exclusivity and quality of life in the city centre .



lucasfox.com/go/bcn69437

Terrace, Lift, Period features, Period Building, Natural light, Mosaic tile flooring, Communal terrace, Walk-in wardrobe, Utility room, Transport nearby, Renovated, Open kitchen, Heating, Exterior, Equipped Kitchen, Double glazing, Chill out area, Built-in wardrobes, Balcony, Alarm, Air conditioning

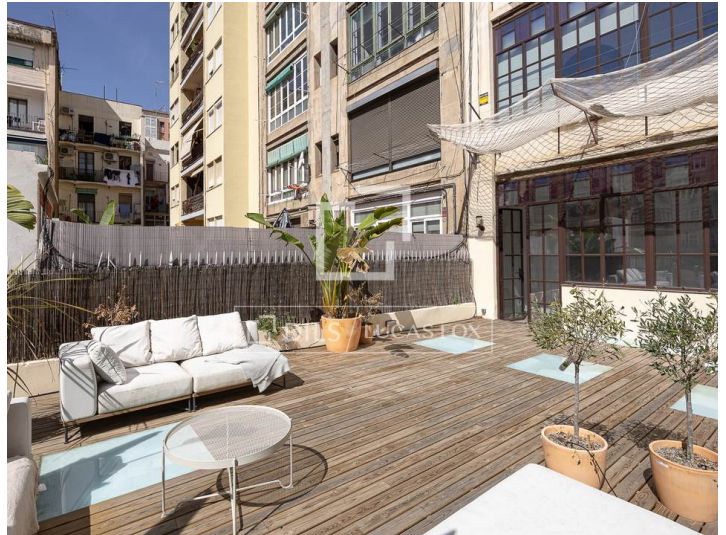


Contact us today for more information or to arrange a viewing

+34 933 562 989 · info@lucasfox.com · lucasfox.com · Passeig de Gràcia 56, 7º, Barcelona, Spain

€1,350,000 Apartment - For sale - New listing

Excellent 3 Bedroom apartment with 50m² terrace for sale in Eixample Left, Barcelona



The property is located in Barcelona city, in the Eixample Esquerra district. The approximate location is indicated in accordance with current regulations. It has a constructed area of 151 m² and a usable area of 134 m², plus a 51 m² terrace. The property has been recently renovated. The total sale price is €1,350,000. 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. Notary and land registry fees are also not included. 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

Marketed by Dils Lucas Fox (Lucas Trading, S.L., company registration number B64125438), acting as a property agent.

The information provided is for guidance only, based on details supplied by the owner, and is subject to change. It does not constitute a contractual offer.

Important Information relating to properties offered by Lucas Fox. Any property particulars are not an offer or contract, nor part of one. You should not rely on statements by Lucas Fox in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Lucas Fox nor any associated agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Prior the signature of any document concerning the property we recommend that all purchasers consult an independent lawyer and if necessary carry out a survey of the property to ascertain condition / measurements. Areas, measurements and distances given are approximate only and should be checked by the purchaser.

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

€1,350,000 Apartment - For sale - New listing

Excellent 3 Bedroom apartment with 50m² terrace for sale in Eixample Left, Barcelona

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