

€1,500,000 Apartment - For sale - New listing

## 4 Bedroom apartment for sale in Eixample Right, Barcelona

Spain » Barcelona » Barcelona City » Eixample Right » 08010

4 Bedrooms    3 Bathrooms    261m<sup>2</sup> Floorplan



Contact us today for more information or to arrange a viewing

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## 4 Bedroom apartment for sale in Eixample Right, Barcelona

Fourth floor with elevator on Gran Via. Two adjoining floors of 249 m<sup>2</sup> (separable into two independent units). Large living room, four bedrooms with walk-in closets, master suite, three full bathrooms, kitchen with island, laundry room and gym area.

Few apartments in Barcelona pose this question from day one: an exceptional family-friendly residence or two independent properties with immediate profitability? This fourth-floor apartment on Gran Via — two adjoining units of 249 m<sup>2</sup> according to the land registry, with the possibility of segregation — allows for both answers, and that flexibility is part of its value.

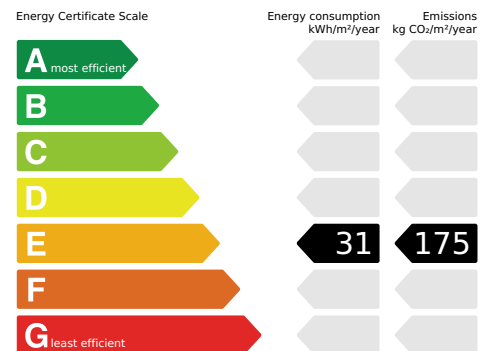
Character is defined by the natural elements: exposed beams, arches, columns, and high ceilings that organize the spaces without the need for partitions. The large dining room living room —bright and generously proportioned, with distinct seating and dining room areas —is the centre of the floor. Surrounding it are four bedrooms, three with walk-in closets; a master suite with an private bathroom; and two additional full bathrooms. The modern and spacious kitchen revolves around a central island, making cooking a social activity. A separate laundry room and gym area complete a floor that doesn't compromise on anything.

Building with elevator. The entire floor in a single property — or two, if plans change.



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Gym, Concierge service, Lift, Natural light, Views, Transport nearby, Heating, Exterior, Equipped Kitchen, Double glazing, Air conditioning



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The property is located in Barcelona city, Eixample district, on Gran Via de les Corts Catalanes. The approximate location is provided in accordance with current regulations. It has a constructed area of 249 m<sup>2</sup> according to the land registry, with the usable area to be confirmed. The property currently consists of two adjoining registered units, with the possibility of further division. The property is in good condition. The total sale price is €1,500,000. The price indicated does not include taxes or expenses associated with the sale, which, according to current legislation, are the responsibility of the buyer; Transfer Tax (ITP) will apply. Notary and registry fees are also not included. The property has an available energy efficiency certificate. The certificate of occupancy is available upon request. Registration numbers AICAT 13225 and API 4089 are visible in accordance with applicable legislation. Large property owner status: not indicated.

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

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