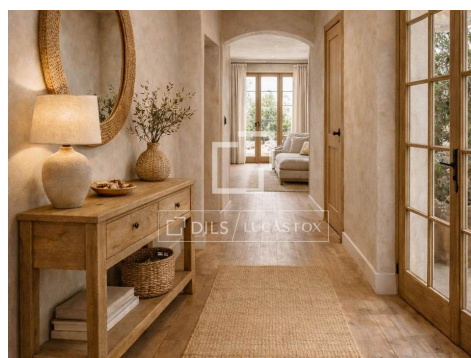
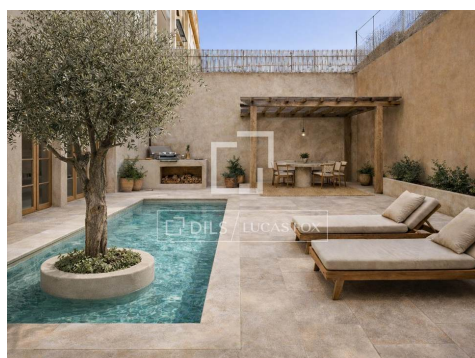
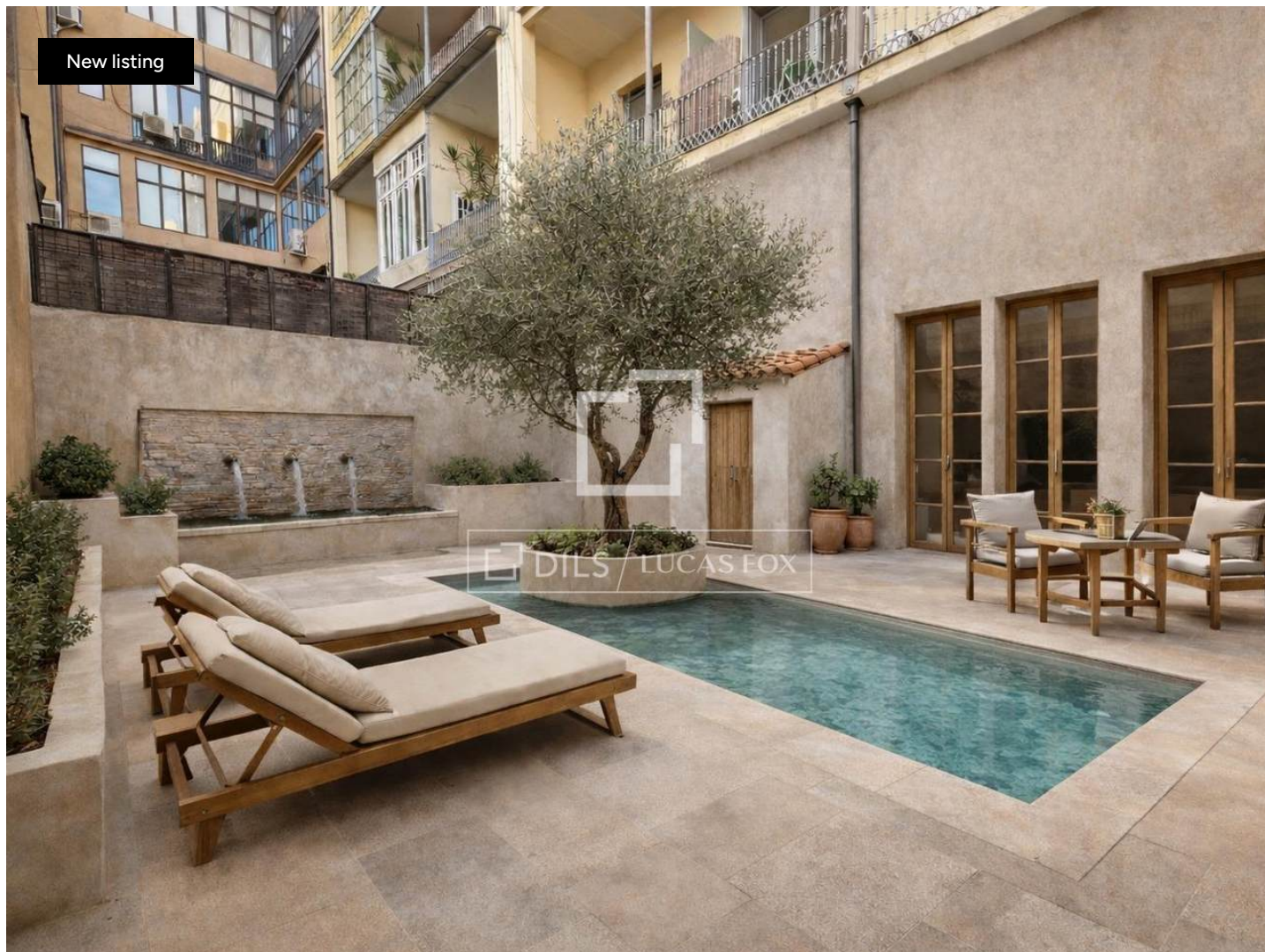


€1,499,000 Apartment - For sale - New listing

3 Bedroom apartment with 85m² terrace for sale in Eixample Right, Barcelona

Spain » Barcelona » Barcelona City » Eixample Right » 08007

3	3	153m ²	85m ²
Bedrooms	Bathrooms	Floorplan	Terrace



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€1,499,000 Apartment - For sale - New listing

3 Bedroom apartment with 85m² terrace for sale in Eixample Right, Barcelona

A unique renovation project with a private garden of 85 m² on the Rambla Catalunya.

Located in one of Barcelona's most exclusive and sought-after areas, at the confluence of Rambla Catalunya and the renovated Consell de Cent street, this unique property boasts enormous potential for appreciation. An exceptional opportunity to create a truly one-of-a-kind residence in the heart of the Eixample district.

The property boasts approximately 155 m² of living space and a spectacular 85 m² private garden terrace overlooking the tranquil courtyard. Its current configuration is a basement ground floor with a southwest orientation, one of the most sought-after layouts in Barcelona due to the abundance of natural light it receives throughout much of the day. Thanks to its spaciousness, openness to the exterior, and multiple ventilation points, the property enjoys a surprising level of brightness for its type.

One of its most outstanding features is its impressive ceilings with original Catalan vaults, an increasingly rare architectural feature that brings character, personality and a unique atmosphere to all spaces.

The property requires a complete renovation, which, ironically, is one of its greatest strengths. The future refurbishment will allow the layout and amenities of the property to be fully adapted to current standards, significantly increasing its value and making it an exceptional property within Barcelona's residential market.

One of the most appealing aspects of the project is the possibility of leveling the interior space with the garden terrace, creating a seamless and elegant transition between the two areas. The result would be a spectacular 85 m² exterior space directly connected to the property via three separate entrances, enhancing the feeling of spaciousness and connection with the exterior. Furthermore, its dimensions allow for the construction of a small private pool, a true luxury in this location.

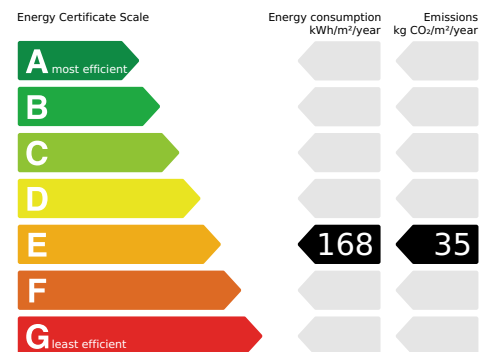
The property is registered as a property. Although it currently lacks a certificate of occupancy, obtaining one is possible through a comprehensive renovation that complies with current urban planning and habitability regulations.

This property is virtually unparalleled in the area. Its combination of *prime* location, original architectural features, large exterior area, and extraordinary transformation potential makes it an especially attractive opportunity for both domestic and international clients.



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Terrace, Garden, Concierge service, Transport nearby, To renovate, Exterior



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€1,499,000 Apartment - For sale - New listing

3 Bedroom apartment with 85m² terrace for sale in Eixample Right, Barcelona



The property is located in Barcelona city, in the Eixample Dret district, with the approximate location indicated in accordance with current regulations. It has 153 m² of constructed area and 85 m² of exterior space. The property requires to renovate. The total sale price is €1,499,000. 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. Regarding the certificate of occupancy, it requires renovation to obtain the certificate of occupancy. The relevant technical report is available. Registration numbers AICAT 13225 and API 4089 are visible in accordance with applicable legislation. Large Property Owner Status: NO

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