

€670,000 Apartment - For sale - New listing

## Excellent 3 Bedroom apartment for sale in Eixample Right, Barcelona

Spain » Barcelona » Barcelona City » Eixample Right » 08037

3 Bedrooms    2 Bathrooms    90m<sup>2</sup> Floorplan    2m<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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**3-bedroom property with balcony, original modernist elements and abundant natural light in the Dreta de l'Eixample.**

Dils Lucas Fox presents this property located in a classic building in the heart of the Dreta de l'Eixample, one of Barcelona's most emblematic and sought-after areas. La Finca has preserved original architectural elements, adapting them to the needs of contemporary living.

This magnificent 102 m<sup>2</sup> apartment stands out for its excellent layout, spaciousness and the charm of early 20th century modernist architecture.

The property was renovated a few years ago and is in good condition, although an update is recommended.

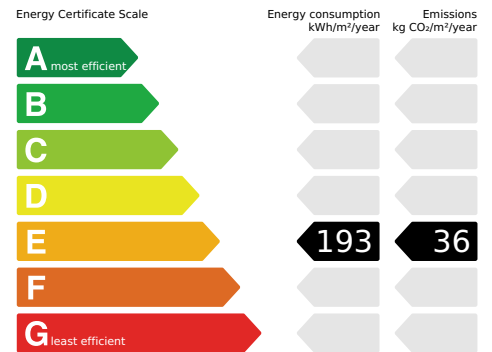
Among its most striking features are the beautiful original hydraulic tile floors, large wooden doors, high ceilings adorned with moldings, and other period architectural elements. All of this is complemented by modern amenities such as ducted air conditioning and heating, and double-glazed windows.

A unique property for those seeking the charm of classic architecture without sacrificing modern comfort.



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Lift, Natural light, Mosaic tile flooring, Communal terrace, Open kitchen, New build, Exterior, Equipped Kitchen, Balcony



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The property is located in Barcelona city, in the Dreta de l'Eixample district. The approximate location is provided in accordance with current regulations. It has a constructed area of 102 m<sup>2</sup> and a usable area of 90 m<sup>2</sup>. The property is in good condition. The total sale price is €670,000. 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 certificate of occupancy, number CHB040608\*\*\*\*, is available upon request. Registration numbers AICAT 13225 and API 4089 are visible in accordance with applicable legislation. Large Property Owner Status: YES. Marketed by Dils Lucas Fox (Lucas Trading, SL, with Tax ID B64125438), acting as a real estate intermediary. Additional information and documentation available to the consumer in accordance with current regulations. This information is for guidance only, is not contractual, and is subject to change.

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