

€1,090,000 Penthouse - For sale - New listing

Excellent 3 Bedroom penthouse with 69m² terrace for sale in Gràcia, Barcelona

Spain » Barcelona » Barcelona City » Gràcia » 08012

3	2	106m ²	69m ²
Bedrooms	Bathrooms	Floorplan	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

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Newly renovated penthouse with an impressive 70 m² private terrace in Vila de Gràcia. A unique property that combines light, exterior space and

Lucas Fox presents this exceptional, newly renovated property located on one of the most emblematic streets of Vila de Gràcia, Torrent de l'Olla. Situated in a 1978 building with an elevator, this property stands out for its extraordinary private terrace of approximately 70 m², a rare feature in the area that makes this property a unique opportunity.

The property boasts 119 m² of living space and offers a contemporary layout designed to maximize natural light and seamlessly connect the interior and exterior. The day area features a spacious open living-dining room with a kitchen, creating a open-plan, elegant, and functional space with direct access to the terrace, perfect for enjoying the Mediterranean climate year-round.

The night area features two exterior double bedrooms with access to the terrace and a third versatile room that can be used as an study, dressing room, or additional bedroom , depending on the owner's needs. The property also includes two complete bathrooms, one of which is en suite, as well as a convenient separate laundry area .

The renovation has been carried out with special attention to detail and comfort, incorporating individual climate control in all rooms and carefully selected finishes that provide a contemporary and timeless aesthetic.

Located in the heart of Vila de Gràcia, the property enjoys a privileged location in one of Barcelona's most sought-after neighborhoods, known for its authentic atmosphere, lively squares, wide range of restaurants and shops, and excellent connections to Passeig de Gràcia, Avenida Diagonal and the city centre .

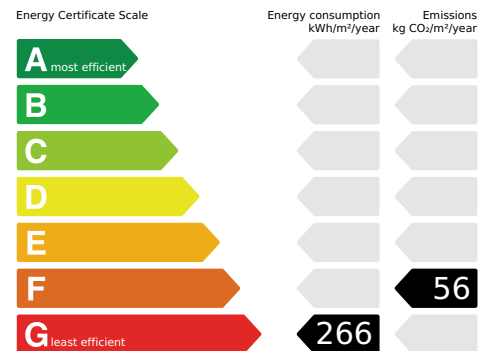
A unique property that combines spacious interiors, an exceptional private terrace and an unbeatable location in one of Barcelona's most charming neighborhoods.

Contact Lucas Fox for more information or to arrange a visit.



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Mountain views, Terrace, Lift, Natural light, Communal terrace, Views, Renovated, Panoramic view, Exterior, Equipped Kitchen, Double glazing, City views, Chill out area, Barbecue, Balcony, Air conditioning



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The property is located in Barcelona city, in the Vila de Gràcia district, with the approximate location indicated in accordance with current regulations. It has a constructed area of 140.32 m² and a usable area of 95.59 m². The property has been renovated. The total sale price is €1,090,000. 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, with an energy rating of G (energy consumption 266 kWh/m² per year and emissions 56 kg CO₂/m² per year). The certificate of occupancy is available, number CHB02978220***, which we will provide upon request. 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, 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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