

€1,080,000 Apartment - For sale - New listing

## A Modernist Jewel: Bespoke Luxury in the Heart of the Eixample

Spain » Barcelona » Barcelona City » Eixample Right » 08010

3 Bedrooms    3 Bathrooms    159m<sup>2</sup> Floorplan    3m<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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Fourth-floor modernist gem on Roger de Llúria. 160m<sup>2</sup> with Gaudí-era soul, balconies & gallery. Available unrenovated at €1.08M, or fully finished at €1.48M. Rare bespoke luxury in Eixample.

Introducing a truly rare real estate opportunity located on the prestigious Carrer de Roger de Llúria, in the absolute heart of Barcelona. Situated on the fourth floor of an emblematic, heritage-listed building celebrating the finest details of Catalan Modernism, this 160 m<sup>2</sup> estate seamlessly blends historical architectural prestige with the blueprint for top-tier modern luxury.

The images provided showcase a recently completed, high-end renovation of an identical 160 m<sup>2</sup> footprint within the same building, serving as a direct visual reference for the level of finish achievable here.

### Select Your Pathway: Three Tailored Purchasing Options

#### Option 1: The Historical Blank Canvas — €1,080,000

Purchase this 160 m<sup>2</sup> estate immediately in its current state. This is the ideal route for purists, collectors, or investors who wish to bring their own architect to design and oversee the restoration of a classic Eixample property.

Status: Immediate acquisition.

Price: €1,080,000

#### Option 2: Active Bespoke Restoration — €1,080,000 + €270,000 Secure Deposit

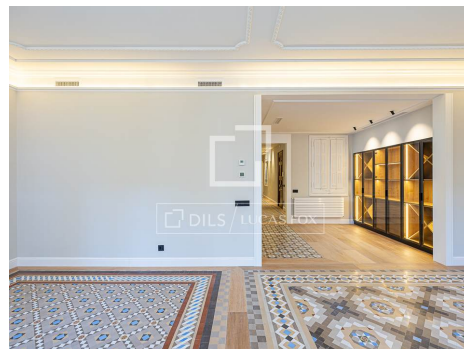
Secure the property today and watch this masterpiece come to life with total peace of mind. You purchase the property for €1,080,000, and the pre-planned, premium renovation budget (€270,000) is placed safely into a secure Notary Escrow Deposit.

How it works: Funds are safely held by the notary and released in structured checkpoints only as verified restoration milestones are met.

The Benefit: You gain full oversight of the finishing touches, bypass turnkey premiums, and inherit an instantly higher-value asset with total financial transparency.

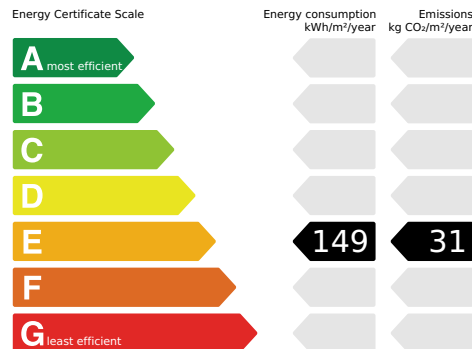
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Concierge service, Lift, Period features, Natural light, Mosaic tile flooring, High ceilings, Modernist building, Utility room, Transport nearby, Renovated, Open kitchen, Heating, Exterior, Equipped Kitchen, Double glazing, Chill out area, Balcony, Air conditioning



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Option 3: The Turnkey Premium Heritage Estate — €1,480,000

Prefer a flawless, hands-off transition? Secure this property as a fully completed, masterfully restored turnkey residence. Walk straight into a brand-new, designer-finished home without managing a single day of construction.

Status: Available upon completion of the master renovation plan.

Price: €1,480,000

### The Vision: Preserving Heritage, Redefining Luxury

The comprehensive master renovation plan has been meticulously designed to celebrate the estate's historic soul while introducing top-tier contemporary comforts. The project fiercely preserves original architectural elements, including the magnificent original floors, exquisite stucco work, and handcrafted period carpentry.

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La vivienda se sitúa en Barcelona ciudad, zona Eixample Derecha, indicándose la localización de forma aproximada conforme a la normativa vigente. Dispone de 159 m<sup>2</sup> construidos y 142 m<sup>2</sup> útiles. La vivienda se encuentra en buen estado. El precio total de venta es de 1.080.000 € sin la reforma en el estado actual. El precio indicado no incluye los impuestos ni los gastos asociados a la compraventa que, de acuerdo con la legislación vigente, corresponden al comprador, en este caso será de aplicación el ITP. Tampoco incluye los honorarios notariales ni registrales. La propiedad cuenta con certificado de eficiencia energética disponible. En cuanto a la cédula de habitabilidad, disponemos de ella, con número CHB00504316001\*\* la cual pondremos a disposición a solicitud de la persona interesada. Número de registro AICAT 13225 y API 4089 visibles conforme a la legislación aplicable. Condición de Gran Tenedor: NO.

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