

€2,650,000 House / Villa - For sale - New

Excellent 6 Bedroom house / villa with 108m² garden for sale in Gràcia, Barcelona

Spain » Barcelona » Barcelona City » Gràcia » 08024

6	5	339m ²	248m ²	108m ²
Bedrooms	Bathrooms	Floorplan	Plot size	Garden



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+34 933 562 989 · info@lucasfox.com · lucasfox.com · Passeig de Gràcia 56, 7º, Barcelona, Spain

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Few properties manage to combine the character of historic architecture with the comfort and sophistication of a contemporary residence so masterfully.

This extraordinary property, originally built in the early 20th century, retains its elegant original facade, while in 2012 it underwent a complete architectural transformation that incorporated two new and modern floors, resulting in a unique and timeless residence.

With 321 m² built distributed over four levels plus garden, the property offers an exceptional residential experience, where spaciousness, natural light and the quality of the finishes take center stage.

The property is presented in impeccable condition, ready to move into, and features top-of-the-line equipment, such as ducted air conditioning and heating, a comprehensive home automation system, and high-end appliances .

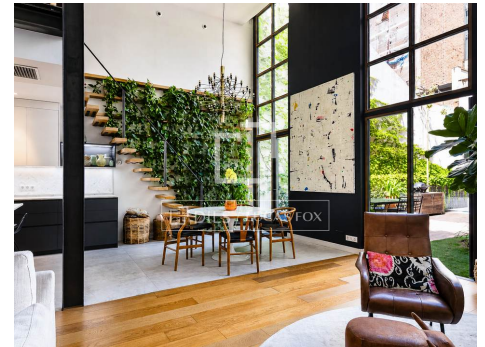
This property is truly eye-catching and has been featured in numerous architecture and design magazines, as well as serving as a film set and advertising campaign. It's a place where privacy, design, and serenity coexist in perfect harmony. A genuine oasis of peace in the heart of the city, impossible to replicate and destined for those seeking a truly unique property.

The ground floor houses the star of the property: its spectacular day area, dominated by impressive double-height ceilings. The open-plan living room , dining room , and kitchen flow seamlessly into an elegant and fluid space, connected to the exterior through enormous windows that flood the property with natural light and create a perfect transition to the private garden . There is also a bedroom with an en-suite bathroom , ideal for guests, and a toilet.

The exterior space is a true urban privilege: a well-maintained garden with a low-maintenance pool and a sophisticated chill-out area that make the property a haven of tranquility that is hard to find in the city.

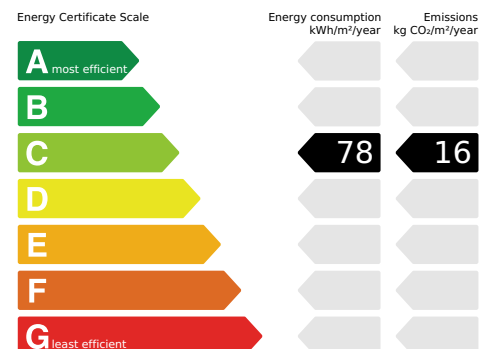
A sculptural spiral staircase lends personality and character to the whole, while the private elevator conveniently connects all floors, ensuring maximum comfort.

From the ground floor, we ascend to a mezzanine area currently used as an study, offering privileged views over the main property area. This level also includes a spacious storage room room and a full bathroom .



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Terrace, Swimming Pool, Garden, Jacuzzi, Gym, Lift, Period Building, Natural light, High ceilings, Walk-in wardrobe, Utility room, Transport nearby, Storage room, Renovated, Open kitchen, Fireplace, Exterior, Equipped Kitchen, Double glazing, Domotic system, Chill out area, Built-in wardrobes, Barbecue, Balcony, Alarm, Air conditioning



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The second floor has three additional bedrooms (one of them with an en-suite bathroom), a full bathroom and access to a sunny terrace with a jacuzzi facing the garden.

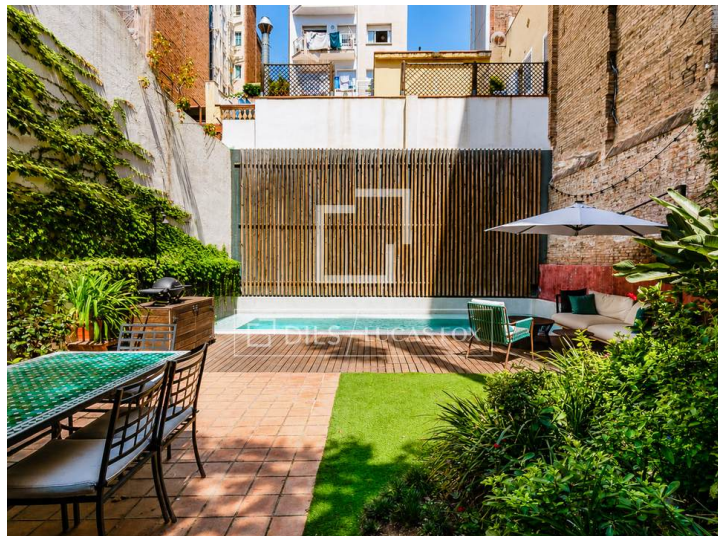
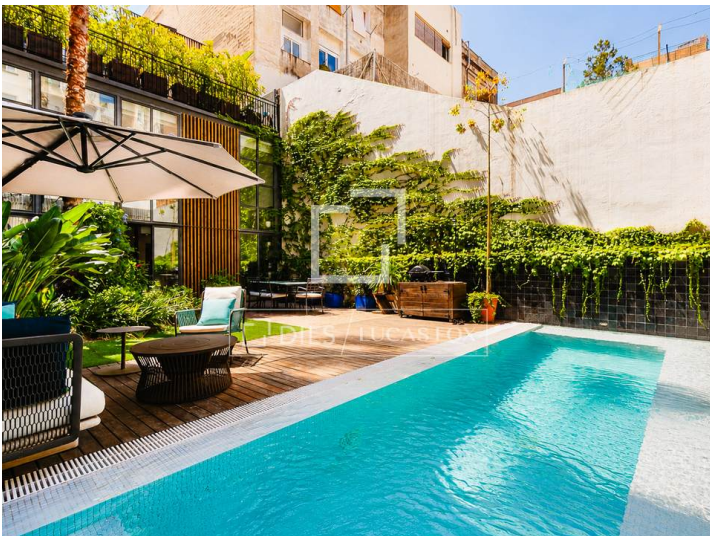
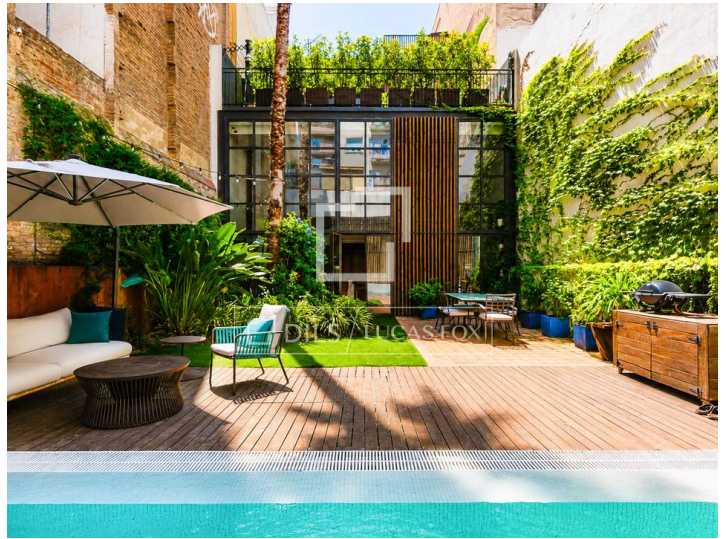
The third and final floor is dedicated exclusively to the master bedroom, with windows overlooking beautiful trees, a walk-in closet, a full bathroom, and access to a small terrace.

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The property is located in Barcelona city, in the Vila de Gracia area, with the approximate location indicated in accordance with current regulations. It has a constructed area of 321 m² and a usable area of 259 m². The property is in excellent condition. The total sale price is €2,650,000. 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, we have it, number CHB072355**** (asterisk in the last five digits), which we will make available upon request. AICAT registration number 13225 and API number 4089 are visible in accordance with applicable legislation. Large Property Owner Status: NO. Marketed by Dils Lucas Fox (Lucas Trading, SL, with tax identification number B64125438), acting as a real estate intermediary. Additional information and documentation are 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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