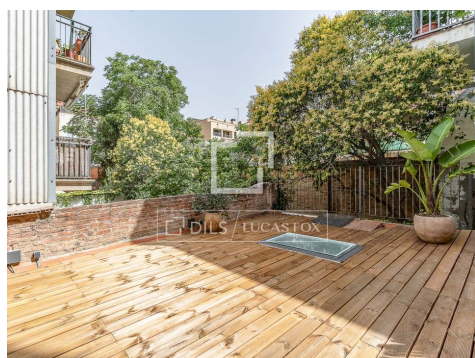
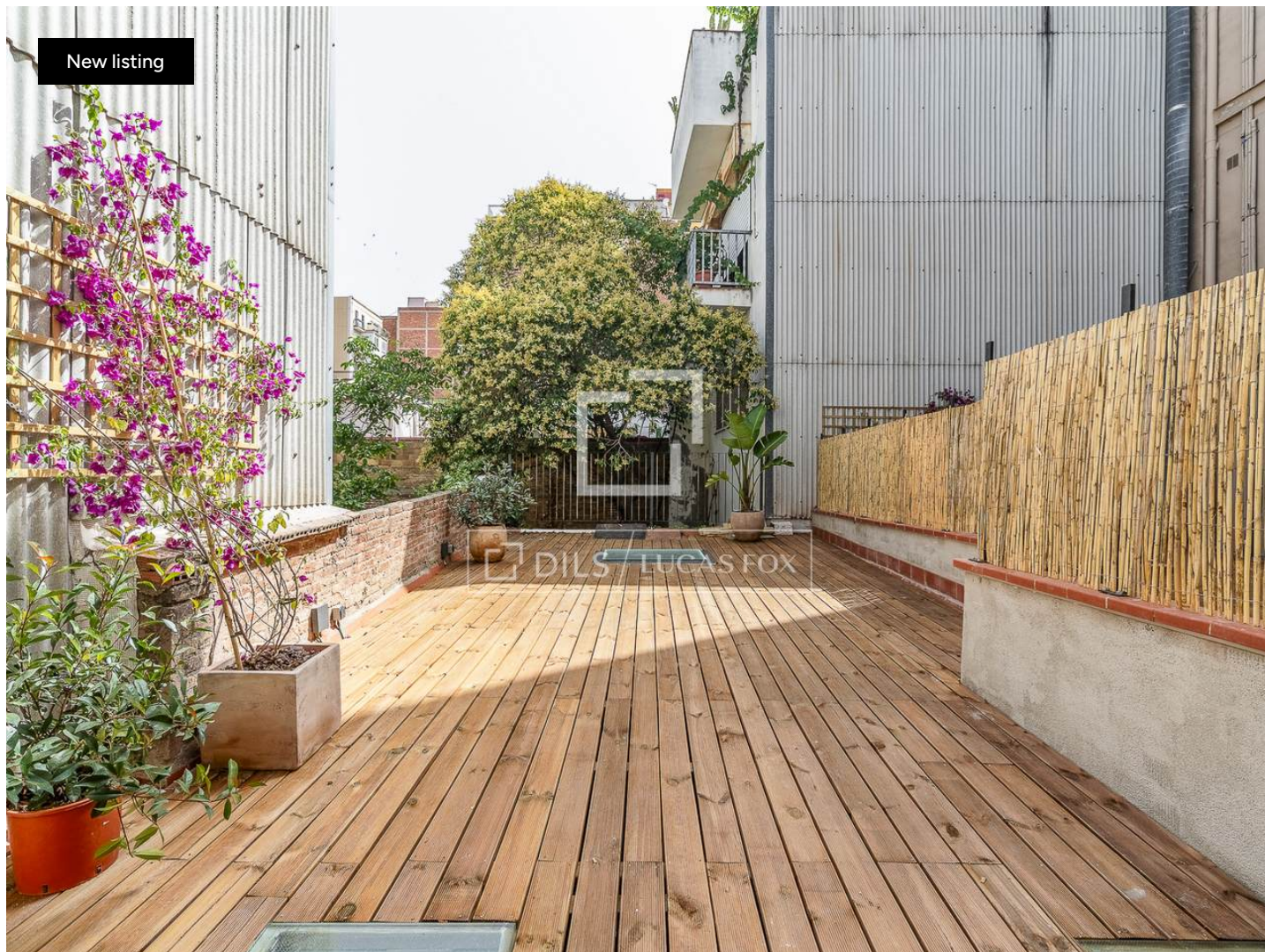


€569,000 Apartment - For sale - New listing

Excellent 2 Bedroom apartment with 33m² terrace for sale in Gràcia, Barcelona

Spain » Barcelona » Barcelona City » Gràcia » 08024

2 Bedrooms 1 Bathrooms 79m² Floorplan 33m² Terrace



Contact us today for more information or to arrange a viewing

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€569,000 Apartment - For sale - New listing

Excellent 2 Bedroom apartment with 33m² terrace for sale in Gràcia, Barcelona

Exclusive home in a historic 1900 royal estate with only 4 residences. Features original Catalan vaulted ceilings, a 33 m² private terrace, 2 bedrooms, open-plan living area, designer bathroom, abundant natural light, and a prime Gràcia location.

Set within a charming historic building dating from 1900 and shared by just four residents, this exceptional home seamlessly blends the elegance of Catalan Modernist architecture with contemporary comfort and design.

The property's standout feature is its impressive ceiling height and beautifully preserved original Catalan vaulted ceilings, which lend character, warmth, and a distinctive sense of space. Benefiting from dual-aspect orientation, the home is flooded with natural light throughout the day.

The living area has been thoughtfully designed around an elegant open-plan kitchen that flows effortlessly into a spacious living and dining room. This inviting space opens directly onto a spectacular 33 m² private terrace on the same level—an ideal setting for entertaining, al fresco dining, or simply relaxing in complete privacy.

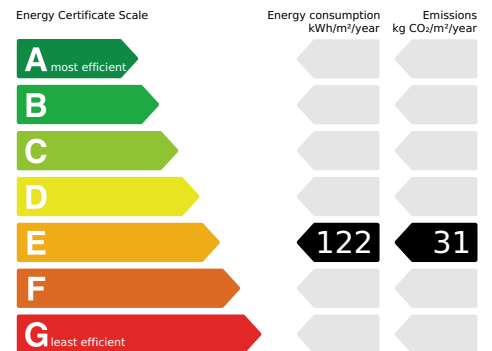
The property comprises two bedrooms, a street-facing balcony, a separate gallery with laundry area, and a beautifully renovated designer bathroom finished to a high standard.

A truly unique home for those seeking authenticity, architectural charm, and outdoor living in one of Barcelona's most sought-after neighborhoods, immersed in the vibrant character and unmistakable atmosphere of Gràcia.



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Terrace, Wooden flooring, Natural light, High ceilings, Transport nearby, Renovated, Open kitchen, Heating, Exterior, Equipped Kitchen, Double glazing, City views, Chill out area, Built-in wardrobes, Balcony, Alarm, Air conditioning

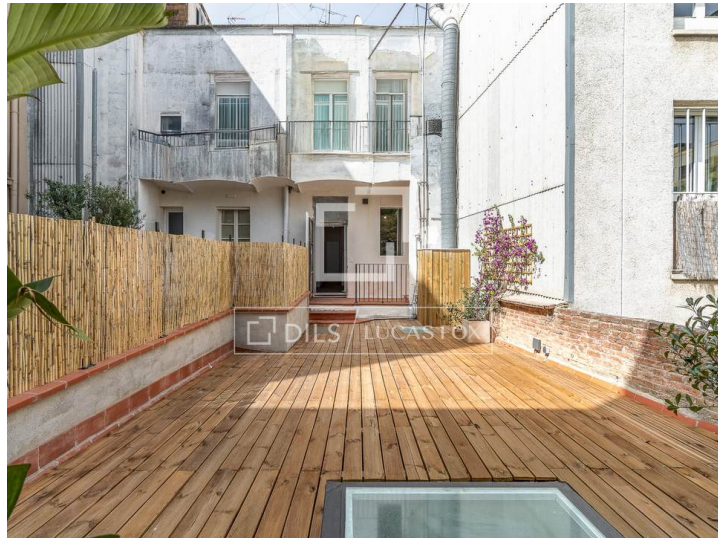
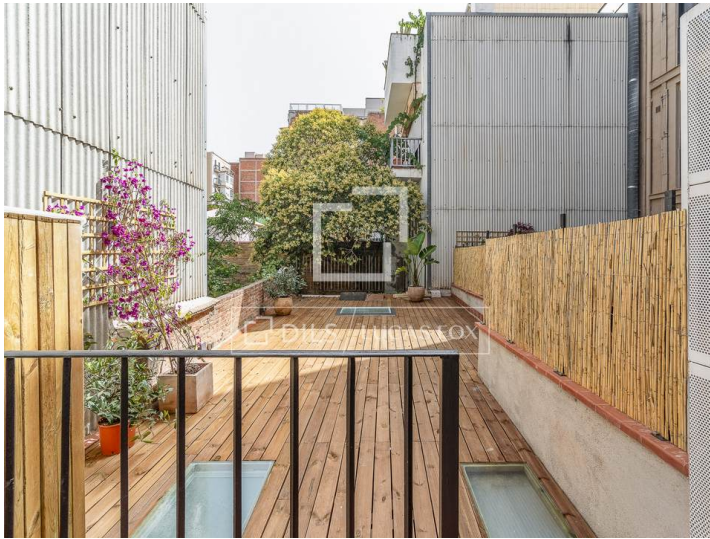


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The property is located in the city of Barcelona, in the .Gracia area, with the location indicated approximately in accordance with current regulations. The property has 95m² built area. The property is in excellent condition The total sale price is €569,000 The stated price does not include taxes or expenses associated with the purchase transaction which, in accordance with current legislation, are payable by the buyer; in this case, Property Transfer Tax (ITP) shall apply. Notarial and Land Registry fees are also not included. The property has an Energy Performance Certificate (EPC) available. Regarding the Certificate of Occupancy (Cédula de Habitabilidad), this is available under reference number CH B0662661xxxx, and will be made available upon request by an interested party. AICAT registration number 13225 and API registration number 4089 are displayed in accordance with applicable legislation. Large Property Holder status (Gran Tenedor): NO

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