

€935,000 Penthouse - For sale - New listing

## 3 Bedroom penthouse with 10m<sup>2</sup> terrace for sale in Eixample Left, Barcelona

Spain » Barcelona » Barcelona City » Eixample Left » 08037

3 Bedrooms    3 Bathrooms    167m<sup>2</sup> Floorplan    10m<sup>2</sup> Terrace



New listing



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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**Bright duplex penthouse with 3 bedrooms (possible 4), 3 bathrooms, 2 living rooms, modern kitchen and sunny balcony, spacious and versatile spaces.**

This bright and spacious duplex penthouse offers a versatile layout , large rooms and excellent natural light throughout the property, making it an ideal home for families or those looking for flexible living and working spaces.

Upon entering the property, a entrance hall leads to the different areas . To the left is a spacious and modern kitchen with ample storage, as well as access to a covered exterior area currently used as a utility room.

Moving from the entrance hall , you reach the main living room , a very spacious and exceptionally bright room with direct access to a large balcony. Thanks to its orientation, the balcony receives sunlight throughout the afternoon.

This floor also has two bedrooms. The first is a double bedroom with an exterior, next to its own full bathroom with shower. The second bedroom is also a double with natural light and an en-suite bathroom . Originally two separate bedrooms, it can easily be converted back into two single bedrooms, thus restoring the four-bedroom configuration of the property.

A staircase from the main living room leads to the upper floor , where there is a second living room that creates a versatile and exclusive space for relaxation and entertainment.

This area also includes a bar, which adds character and functionality to the property. Adjacent to the living room is a bright study. The upper floor is completed by the main bedroom, a spacious exterior room with an en-suite bathroom equipped with a whirlpool tub, offering a comfortable and private space.

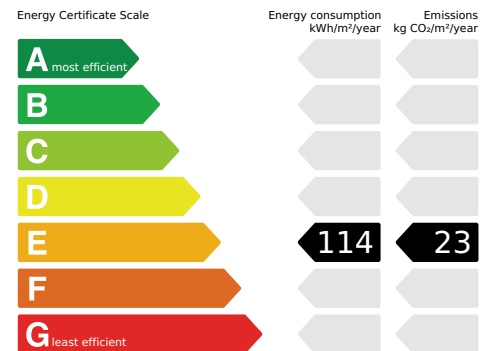
The property also offers the option of a large parking space for €30,000. The parking area has an electric vehicle charging station.

Overall, this duplex penthouse stands out for its generous dimensions, versatility, and excellent natural light, offering a unique opportunity to acquire a property that easily adapts to different needs and lifestyles.



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Lift, Natural light, Communal terrace, Fireplace, Exterior, Balcony, Air conditioning



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The property is located in Barcelona city, in the Eixample district, with the approximate location indicated in accordance with current regulations. It has 174 m<sup>2</sup> built area and 160 m<sup>2</sup> of usable space. The property is in good condition. The total sale price is €935,000 (taxes and expenses not included; in accordance with current legislation, the buyer is responsible for the Property Transfer Tax (ITP), as well as notary and land registry fees). The property has an available energy efficiency certificate and a valid certificate of occupancy, number CHB025107\*\*\*\*, the full documentation of which will be provided 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 ID 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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