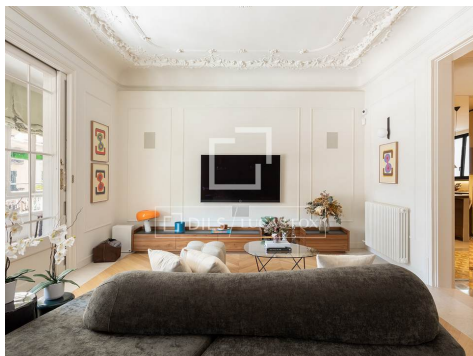


€2,500,000 Apartment - For sale - New

4 Bedroom apartment with 11m² terrace for sale in Eixample Left, Barcelona

Spain » Barcelona » Barcelona City » Eixample Left » 08036

4	3	231m ²	11m ²
Bedrooms	Bathrooms	Floorplan	Terrace



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Located in one of Barcelona's most sought-after areas , between Diagonal Avenue and Enric Granados Street, this extraordinary property offers a unique combination of architectural heritage, contemporary design, security, and the highest level of comfort and quality.

With 231 m² of living space and a pleasant 11 m² southwest-facing terrace, the property was designed entirely by The Room Studio, winner of the Best Furniture Design 2025 award at the London Design Awards. Each room reflects a perfect balance between the building's modernist essence and sophisticated interior design, where the quality of materials and attention to detail take center stage.

The day area is arranged around a spacious living-dining room connected to an elegant open-plan kitchen, dominated by a large central island. The kitchen cabinetry is by Leicht, one of Germany's most prestigious brands. Integrated Siemens Studio Line appliances , along with a Gaggenau induction cooktop, make this space a true benchmark of design and functionality. The gallery, transformed into a sophisticated bar area, provides direct access to the terrace, creating an ideal setting to enjoy year-round, as it is also climate-controlled.

The layout is completed by an study that can easily be converted into an additional bedroom , a double guest bedroom with an en-suite bathroom , and a spectacular master suite. This exclusive private space includes a gym, a spacious dressing room designed by Uecko, and an impressive bathroom with a freestanding bathtub, a large shower, and access to two balconies fitted with high-performance acoustic enclosures.

The property also boasts exceptional technological features. It has a comprehensive home automation system that controls lighting, climate control, curtains, alarm, and closed-circuit video surveillance. The ducted climate control is distributed across four independent areas and is complemented by professional water softening and reverse osmosis systems, a multi-room sound system with 13 speakers, a Fichet security door, high-end Italian faucets, and natural oak parquet flooring.

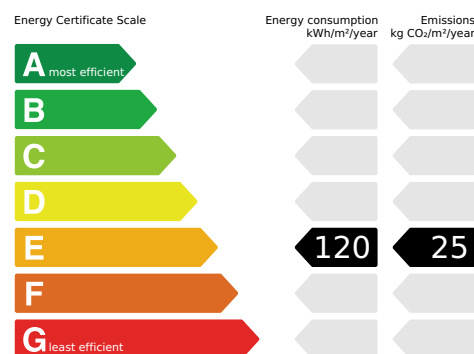
As an added value, numerous original features of La Finca have been carefully preserved and restored, such as the doors, moldings, woodwork, and the characteristic Nolla hydraulic tiles, seamlessly integrating them with the contemporary design. All custom-made built-in furniture is included in the sale price.

The property is located in an elegant and well-maintained 1915 Modernist building with an elevator, concierge service, and a large private storage room . There is also the option to purchase a parking space for two vehicles in La Finca opposite the property for €40,000.



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Wooden flooring, Natural light, Mosaic tile flooring, Parking, Renovated, Open kitchen, Exterior, Equipped Kitchen, Double glazing, Domotic system, Built-in wardrobes, Balcony, Alarm, Air conditioning



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A neighbourhood with history and quality of life

The Antiga Esquerra de l'Eixample is one of Barcelona's most established and prestigious neighborhoods. It combines the charm of modernist architecture with a wide range of amenities and an excellent quality of life.

Its streets are a mix of stately buildings, traditional shops, boutiques, galleries, cafes, and some of the city's best restaurants. It's also home to landmarks such as the University of Barcelona, the Hospital Clínic, and the historic Mercat del Ninot, all true symbols of Barcelona life.

Its prime location allows for easy access to any part of the city thanks to an excellent public transport network. For those using a private vehicle, having a parking space is a particularly valuable asset in this area.

Living in the location of this wonderful property means enjoying one of the areas with the greatest gastronomic and cultural offerings in Barcelona, in an elegant, dynamic environment with the authentic character of Barcelona's Eixample district.

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The property is situated in Eixample Left, Barcelona, with its location indicated approximately in accordance with current regulations. It comprises 231 m² built and 198 m² usable. The property is in good condition. The total sale price is €2,500,000. The price quoted does not include taxes or costs associated with the sale, which, in accordance with current legislation, are payable by the buyer; in this case, the following will apply: property transfer tax. Nor does it include notary or land registry fees. An energy performance certificate is available for the property. As regards the certificate of occupancy, we have it, with number , which we will make available upon request by the interested party. Large Property Holder status: No. AICAT registration number 13225 and API 4089.

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