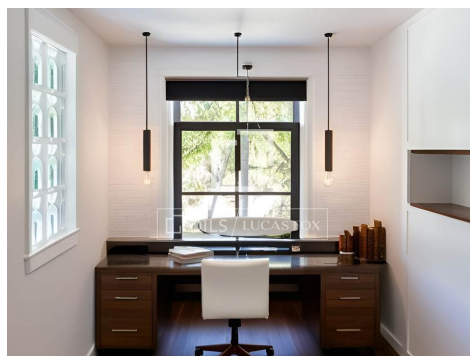
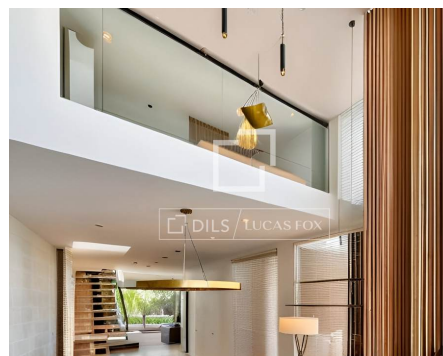


€540,000 Apartment - For sale - New

New build 2 Bedroom apartment for sale in Gràcia, Barcelona

Spain » Barcelona » Barcelona City » Gràcia » 08025

Q2 2027	2	2	85m ²	5m ²
Completion	Bedrooms	Bathrooms	Floorplan	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

€540,000 Apartment - For sale - New

New build 2 Bedroom apartment for sale in Gràcia, Barcelona

Spacious new build property for sale, 85 m² with two bedrooms, two bathrooms and 5 m² of outdoor space in Sagrada Família, Barcelona

Encarnació Residences is an exclusive new build development three luxurious homes located in the heart of Barcelona, in the charming Sagrada Família neighbourhood . This project represents the perfect fusion of contemporary design, high-quality construction, and a prime location in one of the city's most desirable and peaceful areas . With a modern, open-plan concept, each home is designed to offer maximum comfort and natural light, thanks to its large windows and impeccable layout .

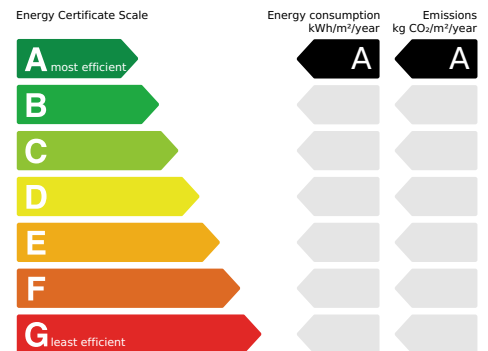
This exclusive first - floor unit offers 85 m² of living space, comprising two bedrooms and two bathrooms, plus a 5 m² balcony perfect for enjoying the Mediterranean breeze. The day area features a spacious open-plan dining room living room with a kitchen, flooded with natural light thanks to its large windows. The night area includes a double bedroom with an en-suite bathroom , an additional double bedroom , and a separate full bathroom , providing maximum comfort and privacy.

Encarnació Residences stands out for its attention to detail and the selection of high-end materials that provide durability and sophistication. From the reinforced entrance doors to the built-in wardrobes in the bedrooms, every element has been carefully selected to offer a high level of well-being and a unique living experience in the centre of Barcelona. This is the perfect opportunity for those seeking a modern, comfortable, and light-filled home in one of the city's most vibrant areas , without sacrificing the tranquility and authentic character of the neighbourhood.



lucasfox.com/go/bcn72055

Natural light, Transport nearby,
Open kitchen, New build,
Near international schools,
Equipped Kitchen, Double glazing,
Domotic system, City views, Balcony,
Alarm, Air conditioning



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

€540,000 Apartment - For sale - New

New build 2 Bedroom apartment for sale in Gràcia, Barcelona



The property is located in [location], with the approximate location indicated in accordance with current regulations. It has a constructed area of 85 m² and a usable area of approximately 73 m². The property is in excellent condition. 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, VAT and Stamp Duty will apply. It also does not include notary or land registry fees. Regarding the certificate of occupancy, we have it, number [number], which we will provide upon request. Large Property Owner Status: Yes. AICAT Registration Number 13225 and API 4089.

Marketed by Dils Lucas Fox (Lucas Trading, S.L., company registration number B64125438), acting as a real estate intermediary. The information provided is for information purposes only, based on details supplied by the owner, and is subject to change. It does not constitute a contractual offer.

Important Information relating to properties offered by Lucas Fox. Any property particulars are not an offer or contract, nor part of one. You should not rely on statements by Lucas Fox in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Lucas Fox nor any associated agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Prior to the signature of any document concerning the property we recommend that all purchasers consult an independent lawyer and if necessary carry out a survey of the property to ascertain condition / measurements. Areas, measurements and distances given are approximate only and should be checked by the purchaser.

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