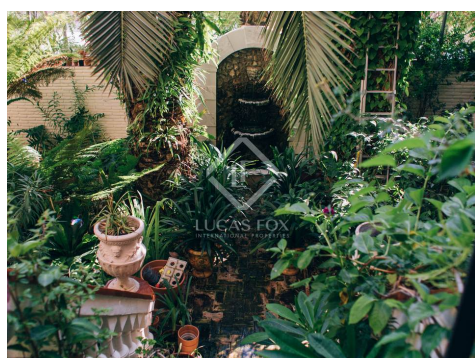


€1,250,000 Apartment - For sale

## Unique property with a lush private garden for sale in the Gothic area

Spain » Barcelona » Barcelona City » Gòtico » 08002

<b>3</b>	<b>3</b>	<b>180m<sup>2</sup></b>	<b>102m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Garden



**Contact us today for more information or to arrange a viewing**

+34 933 562 989 • [info@lucasfox.com](mailto:info@lucasfox.com) • [lucasfox.com](http://lucasfox.com) • Passeig de Gràcia 78, Principal 2<sup>a</sup>, Barcelona, Spain

€1,250,000 Apartment - For sale

## Unique property with a lush private garden for sale in the Gothic area

Spain » Barcelona » Barcelona City » Gótico » 08002

<b>3</b>	<b>3</b>	<b>180m<sup>2</sup></b>	<b>102m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Garden

### OVERVIEW

## A delightful renovated home with a fabulous private garden and unique luxury interiors. One of a kind in the Gothic area of Barcelona, close to the port.

We find this gem of a property on the first floor of a 4-storey building dating back to the mid-nineteenth century, close to Barcelona Port, in the charming Gothic Quarter of Barcelona Old Town.

The property has a built size of 180 m<sup>2</sup> and consists of a spacious entrance hall, a cosy living room with a modern fireplace, a dining room, a kitchen with a central island, a library, a sitting room, 2 bedrooms, 2 bathrooms and a guest toilet. Although there are currently 2 bedrooms, there is plenty of scope to create several more bedrooms using spaces like the library or one of the existing lounges.

The dining area and the equipped kitchen can be joined or separated by a large door. There is also a spacious pantry / utility room adjacent to the kitchen. The layout of the apartment is organised around an interior patio which, in the future, could accommodate a lift, should the community decide to install one.

This unique property has undergone a luxury renovation, blending modern elements and period features to create a very special, sophisticated atmosphere. Various pieces have been imported from different parts of the world and blend harmoniously with the Barcelona architecture, such as the painting on wood from a Venetian palace or the large French fossil that presides over the elegant modern gas fireplace in the living room.

At the front of the apartment we find 3 French balconies over the street and there is a rear balcony with a beautiful staircase down to the lush private garden.

This sunny south-west facing garden of approximately 100 m<sup>2</sup> is one of the major highlights of this very special property. Dense vegetation creates a real oasis feel with fruit trees, fragrant jasmine flowers, palm trees, ivy, cactus, marble fountains and an antique sink that has been transformed into a fish pond .....a real garden of Eden. Here you can enjoy a meal al fresco, relax with friends or lose yourself in a good book in your own haven of peace and tranquillity at the heart of the city.

If you are looking for even more sun exposure and far-reaching views across the historic centre, the communal roof terrace is the ideal spot. Here we also find a small storage unit that belongs to the property.



[lucasfox.com/go/bcn8052](https://lucasfox.com/go/bcn8052)

Terrace, Garden, Period features,  
Natural light, Mosaic tile flooring,  
Marble flooring, Communal terrace,  
Transport nearby, Renovated, Library,  
Heating, Fireplace, Exterior,  
Equipped Kitchen, Double glazing, Balcony,  
Air conditioning

**Contact us today for more information or to arrange a viewing**

+34 933 562 989 • [info@lucasfox.com](mailto:info@lucasfox.com) • [lucasfox.com](https://lucasfox.com) • Passeig de Gràcia 78, Principal 2<sup>a</sup>, Barcelona, Spain

€1,250,000 Apartment - For sale

## Unique property with a lush private garden for sale in the Gothic area

Spain » Barcelona » Barcelona City » Gòtico » 08002

<b>3</b>	<b>3</b>	<b>180m<sup>2</sup></b>	<b>102m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Garden

The community of neighbours are currently planning to replace the entrance door of the building, repaint the stairwell and change the lighting. These changes will be paid for by the current owners.

This is a truly unique property with a wonderful garden and elegant interiors; ideal for clients looking for a characterful home with private outdoor space at the heart of Barcelona.

**Contact us today for more information or to arrange a viewing**

+34 933 562 989 • [info@lucasfox.com](mailto:info@lucasfox.com) • [lucasfox.com](https://lucasfox.com) • Passeig de Gràcia 78, Principal 2<sup>a</sup>, Barcelona, Spain



€1,250,000 Apartment - For sale

## Unique property with a lush private garden for sale in the Gothic area

Spain » Barcelona » Barcelona City » Gótico » 08002

**3** Bedrooms    **3** Bathrooms    **180m<sup>2</sup>** Floorplan    **102m<sup>2</sup>** Garden



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 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](mailto:info@lucasfox.com) • [lucasfox.com](http://lucasfox.com) • Passeig de Gràcia 78, Principal 2<sup>a</sup>, Barcelona, Spain