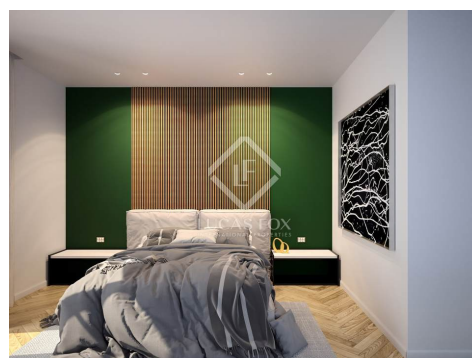
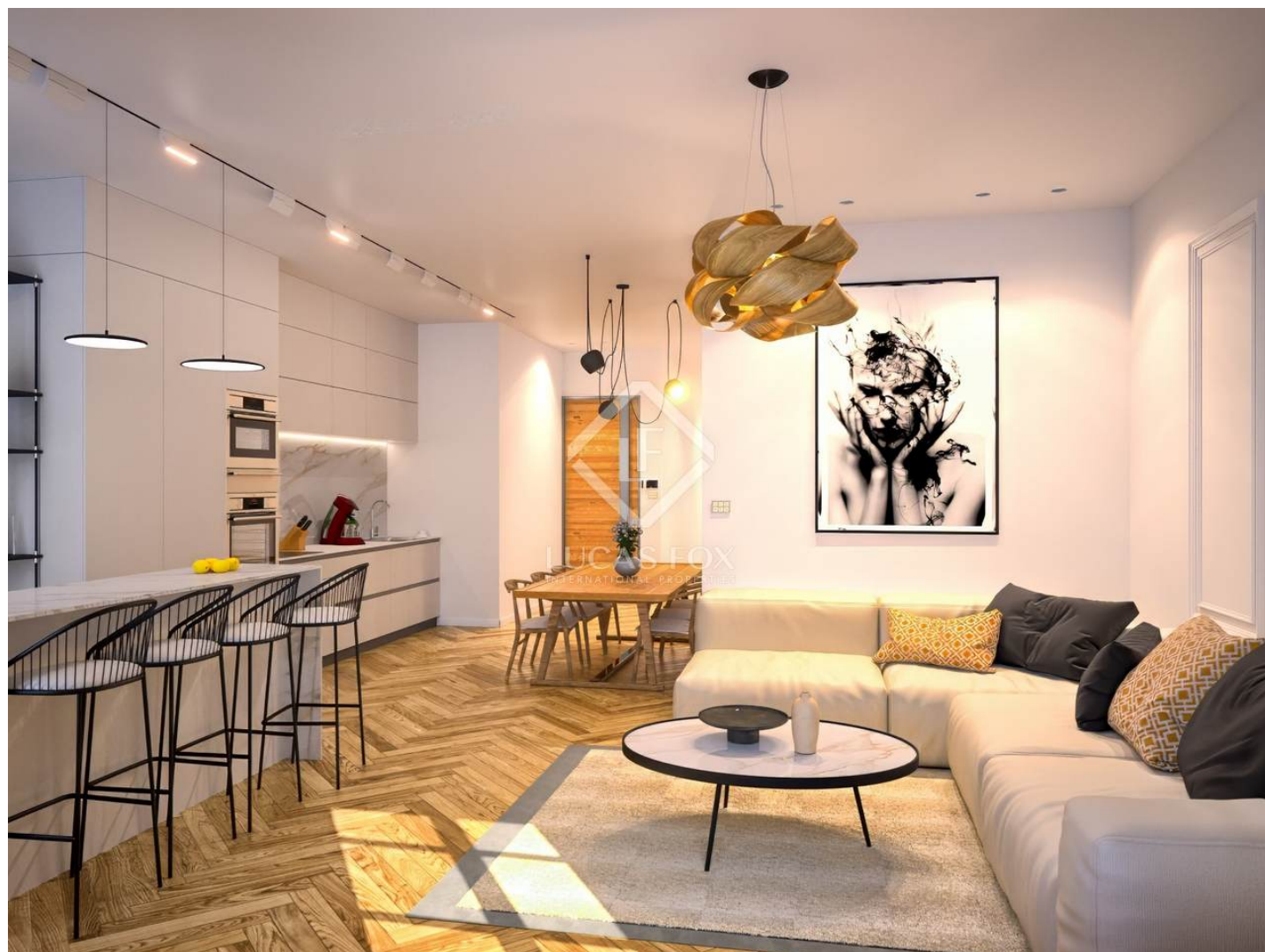


Prices from €850,000 Renovated project Gran Via Villarroel

A new development of Apartments for sale in Eixample Left, Barcelona with a starting price of €850,000 and rental yield of 4%, 4 Apartments available

4	3.0	124m²	3.53%
Units available	Bedrooms	Sizes from	Rental yield up to



Contact us today for more information or to arrange a viewing

+34 933 562 989 • info@lucasfox.com • lucasfox.com • Passeig de Gràcia 78, Principal 2^a, Barcelona, Spain

Prices from €850,000 Renovated project Gran Via Villarroel

A new development of Apartments for sale in Eixample Left, Barcelona with a starting price of €850,000 and rental yield of 4%, 4 Apartments available

4	3.0	124m²	3.53%
Units available	Bedrooms	Sizes from	Rental yield up to

OVERVIEW

Exclusive new development of four luxury apartments, fully renovated or to be renovated, for Sale in Eixample Left, Barcelona

Lucas Fox presents Gran Via Villarroel, an exclusive new development located in Eixample, housed within a classic building that seamlessly blends the elegance of traditional architecture with modern comforts. Situated on one of the city's most iconic thoroughfares and just steps from Plaza Universidad, this prime location offers residents a cosmopolitan lifestyle in the vibrant heart of Barcelona.

The development comprises four luxury residences, with built areas ranging from 124 m² to 138 m². Two of these properties will be delivered fully renovated, featuring high-end finishes and a design that harmoniously combines contemporary style with the timeless charm of Barcelona's classical architecture. The other two units present a remarkable opportunity to customize your home, allowing for a bespoke renovation tailored to your personal preferences.

Each residence is thoughtfully designed to maximize natural light and comfort. The renovated apartments feature spacious living areas, including open-plan living-dining rooms with fully equipped kitchens, and access to private outdoor spaces of up to 10 m², perfect for enjoying Barcelona's Mediterranean climate. The night area comprises three bedrooms, with the master suite boasting private terrace access and an en-suite bathroom. Additionally, the residences include versatile spaces that can be used as dressing rooms, home offices, or storage rooms.

Restored architectural details, such as high ceilings and ornate moldings, add a touch of sophistication and warmth to each home, while dual orientation ensures excellent cross ventilation and abundant natural light throughout the day.

Gran Via Residences offers a unique opportunity to acquire a luxury property in one of Barcelona's most prestigious and well-connected neighborhoods.

For more information about this exceptional development, please do not hesitate to contact Lucas Fox.



lucasfox.com/go/granvia-villarroel

Contact us today for more information or to arrange a viewing

+34 933 562 989 • info@lucasfox.com • lucasfox.com • Passeig de Gràcia 78, Principal 2^a, Barcelona, Spain

Prices from €850,000 Renovated project

Gran Via Villarroel

A new development of Apartments for sale in Eixample Left, Barcelona with a starting price of €850,000 and rental yield of 4%, 4 Apartments available

4 Units available **3.0** Bedrooms **124m²** Sizes from **3.53%** Rental yield up to

UNITS IN THIS DEVELOPMENT

Type	Status	Floor	Distribution	Size	Rental yield
Apartment	€850,000	Floor 1	3 Bedrooms 2 Bathrooms	132m ² , Terrace 22m ²	3.53%
Apartment	€850,000	Floor 1	3 Bedrooms 2 Bathrooms	137m ² , Terrace 25m ²	3.53%
Apartment	Sold	Floor 4	3 Bedrooms 2 Bathrooms	124m ² , Terrace 3m ²	2.53%
Apartment	€875,000	Floor 5	3 Bedrooms 2 Bathrooms	125m ² , Terrace 10m ²	
Apartment	Sold	Floor 5	3 Bedrooms 2 Bathrooms	124m ² , Terrace 10m ²	

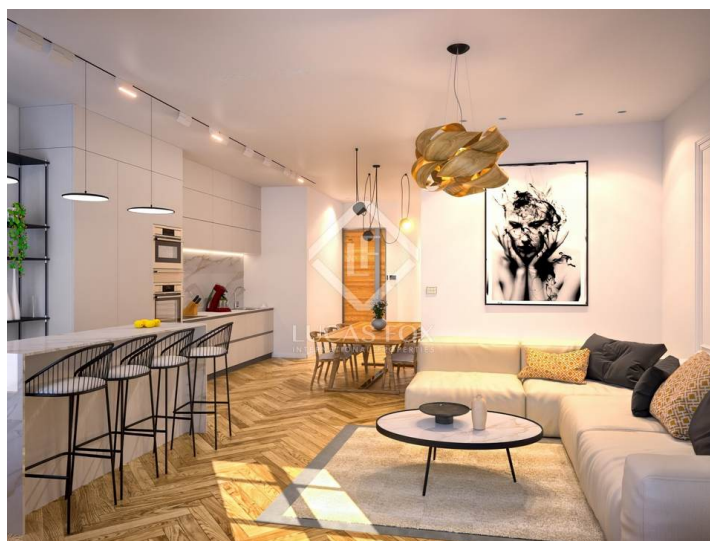
Contact us today for more information or to arrange a viewing

+34 933 562 989 • info@lucasfox.com • lucasfox.com • Passeig de Gràcia 78, Principal 2^a, Barcelona, Spain

Prices from €850,000 Renovated project Gran Via Villarroel

A new development of Apartments for sale in Eixample Left, Barcelona with a starting price of €850,000 and rental yield of 4%, 4 Apartments available

4	3.0	124m²	3.53%
Units available	Bedrooms	Sizes from	Rental yield up to



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 • lucasfox.com • Passeig de Gràcia 78, Principal 2^a, Barcelona, Spain