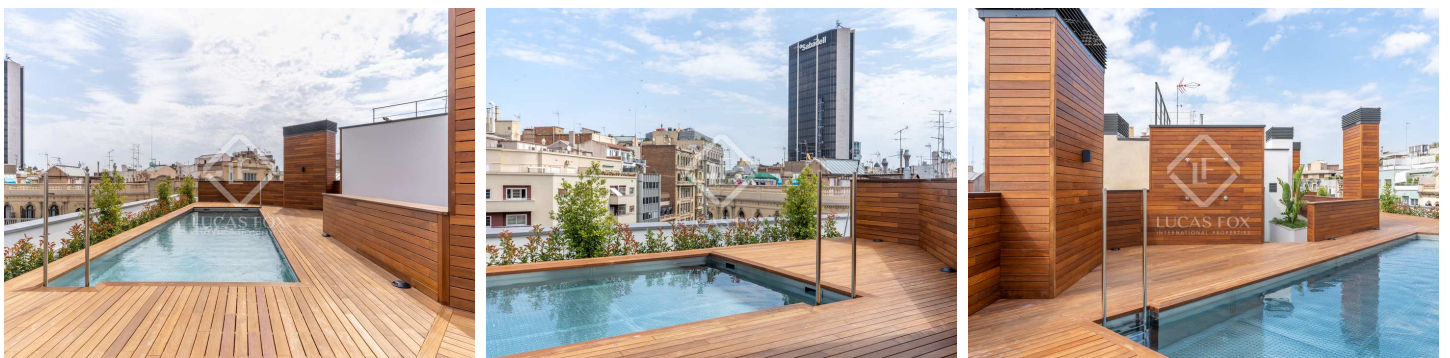


Prices from €1,796,500 New development

## Paris Enric Granados

A new development of Apartments for sale in Eixample Left, Barcelona with a starting price of €1,796,500 and rental yield of 3%, 1 Apartments available

<b>1</b>	<b>4.0</b>	<b>171m<sup>2</sup></b>	<b>3.07%</b>	<b>Granted</b>
Units available	Bedrooms	Sizes from	Rental yield up to	Building licence



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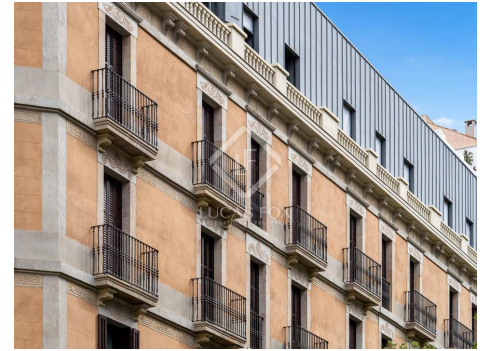
### OVERVIEW

## New development with apartments from 2 to 4 bedrooms with the best finishes and community areas such as a swimming pool with a solarium for sale in an exclusive location in Barcelona's Eixample Left.

Lucas Fox presents the Paris Enrique Granados new-build development. This renovated building has preserved its original façade, but with all the new facilities. The renovation, carried out by the architects Jordi Pons Carrió and Didac Marsà Visay, presents the best finishes, with homes with excellent materials and common areas designed for the enjoyment of the residents. The development also has an excellent location in the Eixample Left, next to Carrer Enric Granados, in the heart of the city's shopping area.

The five-storey building is divided into two stairways, one with two flats per floor and the other with four flats per floor. In addition, it has a ground floor with commercial premises and two basement floors that house the car parks, with pre-installation of a charging point for electric cars, and storage rooms available to residents. Finally, it offers a communal roof terrace with a swimming pool, solarium area and chill-out area so that residents can relax and contemplate its excellent views after a long day of work.

As for the homes, apartments with between two and four bedrooms are offered, some with balconies and/or terraces. The apartments have a modern and functional design, with the best qualities and finishes, guaranteeing maximum comfort for their owners. Likewise, they enjoy an excellent orientation to maximize the entry of natural light.



[lucasfox.com/go/paris-enricgranados](https://lucasfox.com/go/paris-enricgranados)

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The apartment boast the best features; Among them, we can highlight the parquet floors throughout the house, with the exception of the kitchen and bathroom, which have porcelain stoneware floors, a class A energy efficiency certificate, secure doors, built-in wardrobes and LED lighting. For greater comfort throughout the year, they include Technal aluminium carpentry with thermal bridge breakage, double-glazed windows with an air chamber, air conditioning with heat pump through ducts, heating and a double-flow ventilation system with heat recovery. The bathrooms and kitchens have the best equipment: the bathrooms with Duravit equipment and Grohe taps, while the kitchens have Bulthaup furniture and Neff appliances. Lastly, they benefit from a home automation system that controls the lighting, the blinds, the air conditioning, the video intercom and the alarm.

Please get in touch for more information

### Highlights

- 2-4 bedroom apartments
- Excellent location
- Communal swimming pool
- Parking and storage rooms
- Excellent finishes

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### UNITS IN THIS DEVELOPMENT

Type	Status	Floor	Distribution	Size	Rental yield
Apartment	Sold	Floor 1	3 Bedrooms 3 Bathrooms	109m <sup>2</sup> , Terrace 136m <sup>2</sup>	3.52%
Apartment	Sold	Floor 1	4 Bedrooms 3 Bathrooms	131m <sup>2</sup> , Terrace 7m <sup>2</sup>	3.49%
Apartment	Sold	Floor 1	4 Bedrooms 3 Bathrooms	154m <sup>2</sup> , Terrace 15m <sup>2</sup>	3.13%
Apartment	Sold	Floor 1	4 Bedrooms 4 Bathrooms	171m <sup>2</sup> , Terrace 40m <sup>2</sup>	3.19%
Apartment	Sold	Floor 2	4 Bedrooms 4 Bathrooms	171m <sup>2</sup> , Terrace 2m <sup>2</sup>	3.09%
Apartment	Sold	Floor 3	4 Bedrooms 3 Bathrooms	155m <sup>2</sup> , Terrace 4m <sup>2</sup>	3.50%
Apartment	€1,796,500	Floor 3	4 Bedrooms 3 Bathrooms	171m <sup>2</sup> , Terrace 2m <sup>2</sup>	3.07%
Apartment	Sold	Floor 5	4 Bedrooms 3 Bathrooms	147m <sup>2</sup>	3.33%
Apartment	Sold	Floor 5	4 Bedrooms 4 Bathrooms	168m <sup>2</sup>	3.19%

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