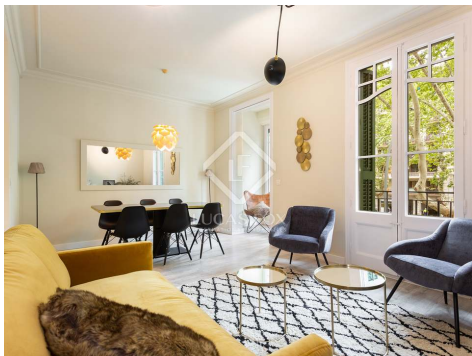


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Chic, stylish 2-bedroom city residences on the beautiful Passeig Sant Joan.



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## Passeig Sant Joan

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### OVERVIEW

## Twelve immaculate new apartments with 2 bedrooms, 2 bathrooms and bright, spacious living areas overlooking Passeig Sant Joan, in this stunning new development.

Twelve brand new luxury properties await within this beautifully refurbished 1920's building with 3 new floors, fully renovated common areas, new installations and a lift, on a peaceful stretch of the tree-lined Passeig Sant Joan.

This prime location in Barcelona City, nestled between the Eixample and Vila de Gracia is just 10 minutes on foot from Passeig de Gracia, the city's most glamorous shopping avenue and home to stunning buildings by the famous Antoni Gaudí.

This new development is offering apartments of 86 m<sup>2</sup> with 2 spacious double bedrooms and 2 bathrooms, one of which will be an ensuite in the main bedroom.

Bright, spacious living and dining areas will be complimented by beautiful traditional balconies overlooking Passeig Sant Joan in some of the apartments and the top floor properties shall enjoy south-facing terraces with abundant sunlight and great city views.

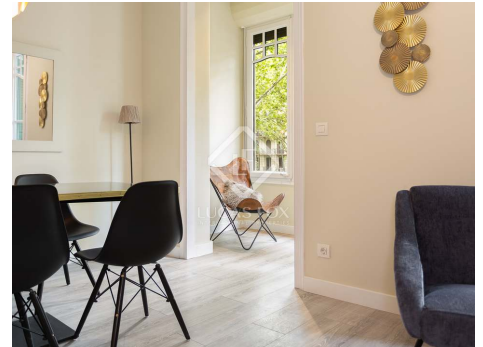
The semi-open Santos kitchens shall be presented fully fitted and equipped with Bosch appliances and interiors are to be finished by professional designers, bestowing these residences with an exquisite style that befits their location.

Energy efficient aero thermal heating and air conditioning systems are provided and the properties all benefit from abundant light and good ventilation thanks to their dual aspect overlooking the street on one side and the interior courtyard on the other.

The ultimate urban lifestyle homes.

### Highlights

- Fantastic location on Passeig Sant Joan
- Properties with balconies and terraces
- New installations and common areas
- Beautifully finished interiors
- Energy efficient



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Twelve immaculate new apartments with 2 bedrooms, 2 bathrooms and bright, spacious

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<p>This new development is located on Passeig Sant Joan, just a 10-minute walk from Passeig de Gracia and Arc de Triomf. It is on a particularly peaceful stretch of the passeig and at the meeting point of the Eixample and Gracia neighbourhoods; 2 of the city's most fashionable areas and brimming with shops, restaurants and public transport services.</p>

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<p>Twelve brand new luxury properties await within this beautifully refurbished 1920's building with 3 new floors, fully renovated common areas, new installations and a lift, on a peaceful stretch of the tree-lined Passeig Sant Joan.</p> <p>This prime location in Barcelona City, nestled between the Eixample and Vila de Gracia is just 10 minutes on foot from Passeig de Gracia, the city's most glamorous shopping avenue and home to stunning buildings by the famous Antoni Gaudí.</p> <p>This new development is offering apartments of 86 m<sup>2</sup> with 2 spacious double bedrooms and 2 bathrooms, one of which will be an ensuite in the main bedroom.&nbsp;</p> <p>Bright, spacious living and dining areas will be complimented by beautiful traditional balconies overlooking Passeig Sant Joan in some of the apartments and the top floor properties shall enjoy south-facing terraces with abundant sunlight and great city views.</p> <p>The semi-open Santos kitchens shall be presented fully fitted and equipped

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#### Highlights

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- Properties with balconies and terraces
- New installations and common areas
- Beautifully finished interiors
- Energy efficient

Paseo-San-Juan

Sold out

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Fox Barcelona City centre office we offer a
diverse selection of luxury properties for
sale or rent. Whether you are looking for an
apartment or penthouse in one of the
historic stately buildings in Ciutat Vella, a
period property in Eixample, a new build
home or a trendy loft apartment in
Poblenou or Gracia, we have several
properties that will meet your criteria. For
those looking to invest, we have a wide
range of buy-to-let properties available in
this landmark city.</p> <p>Our talented and
experienced agents always take the time
necessary to understand each individual
client's preferences and requirements in
their property search in order to provide a
bespoke service and guarantee complete
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client satisfaction, seeking only the very finest Barcelona City centre properties with a particular focus on location and design.

Our friendly and highly professional multinational team at the Barcelona City centre office can attend you in English, Spanish, Catalan, German, Italian and Russian. Allow us to show you our extensive catalogue of unique high-end properties and accompany you during your exciting property search in Barcelona City centre.

### Eixample

The Eixample properties offered by Lucas Fox are typically found in charming stately buildings, often with original Modernist elements and large elegant lobbies. High ceilings, private terraces, a central location, a tourist licence and a new renovation or good potential to renovate are all features that make a property popular in Eixample.

This area boasts elegant stately architecture and is home to several important Modernist buildings by Barcelona's most revered architect – Antoni Gaudí. It is particularly coveted for its convenience as there are a great number of services at every turn: shops, medical centres, public transport, restaurants, schools, etc.

The grid like design of the Eixample gives it special characteristics that are worthy of some consideration when choosing a home here. The horizontal streets are the quieter ones while the perpendicular streets are interesting if the apartment is south facing as it will enjoy sun all day. The most coveted streets are Carrer Paris, Córsega and Rosselló after Rambla Catalunya, Enric Granados. Passeig de Gracia is possibly the most prestigious address one can boast in Eixample but is a luxury available only to a fortunate few.

International and national clients typically seek at least 2 bedrooms in their primary residence, pied-a-terre or future investment to rent in Eixample. There is no doubt that Eixample is a star location for international clients looking to buy real estate, usually seeking properties that are just a short walk away from the tourist sights, markets and the world famous 'Ramblas'. Here national clients are in the minority and tending to purchase property

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closer to Avinguda Diagonal.</p><h3>Born</h3> <p>The trendy Born neighbourhood of Barcelona is widely considered to be the most charming area of Ciutat Vella. Its labyrinth of pedestrian streets with many bars, trendy restaurants and fashionable shops make it a fantastic place to live. What's more, it is very close to the Ciutadella Park and the beach but at the same time it borders the Eixample district. The typical property search in this area focuses on tastefully renovated apartments of approximately 120 m<sup>2</sup>, preferably with original period features. Also available are properties that boast good sized terraces for outdoor dining and a surface area of 160 m<sup>2</sup> or more. The Born is a superb location for a pied-a-terre in the city or for investment.</p><h3>Gracia</h3> <p>In the Gracia neighbourhood clients typically seek 2-bedroom apartments in stately buildings, ideally with a terrace and lift.</p><p>Gracia appeals equally to national and international clients, though the international buyers tend to be established residents that know the city well. Many are attracted to the bohemian and artistic vibe of Gracia and the ideal balance of proximity to the city centre and the smaller neighbourhood lifestyle offered here.</p><p>Our typical clients in Gracia include single professionals, students or young couples buying their first home, as well as investors looking to take advantage of the high rental yield in this area of the city.</p><h3>The Gothic Quarter</h3> <p>In the Gothic quarter of Barcelona Old Town both newly renovated apartments and properties for the client to renovate themselves are in particular demand; the latter more commonly in the case of investors.</p><p>It is evident why Barcelona Old Town property is so popular: charming historical streets and buildings, excellent dining and endless independent boutiques, as well as the beach and the city centre on your doorstep and excellent public transport links around town. Our real estate in <em>el Gòtic</em> provides the opportunity to own a piece of Barcelona's history and enjoy an unbeatable central location in a landmark

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Passeig Sant Joan

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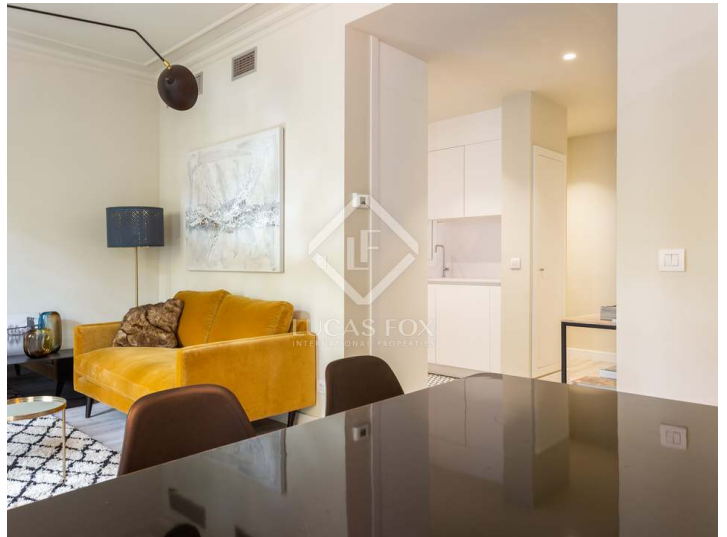
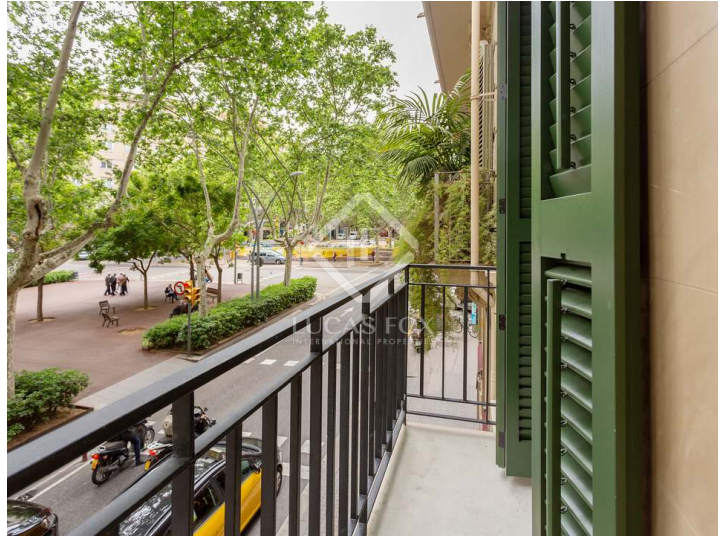
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