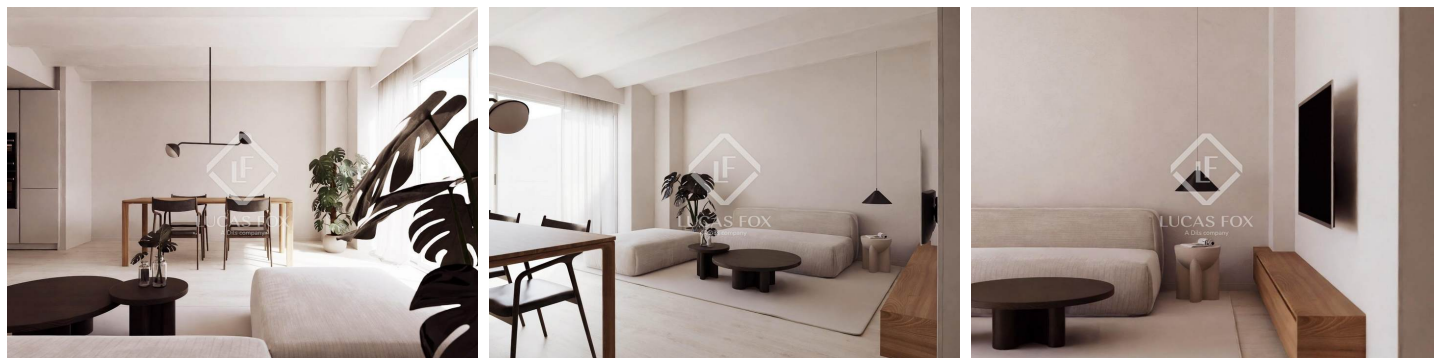
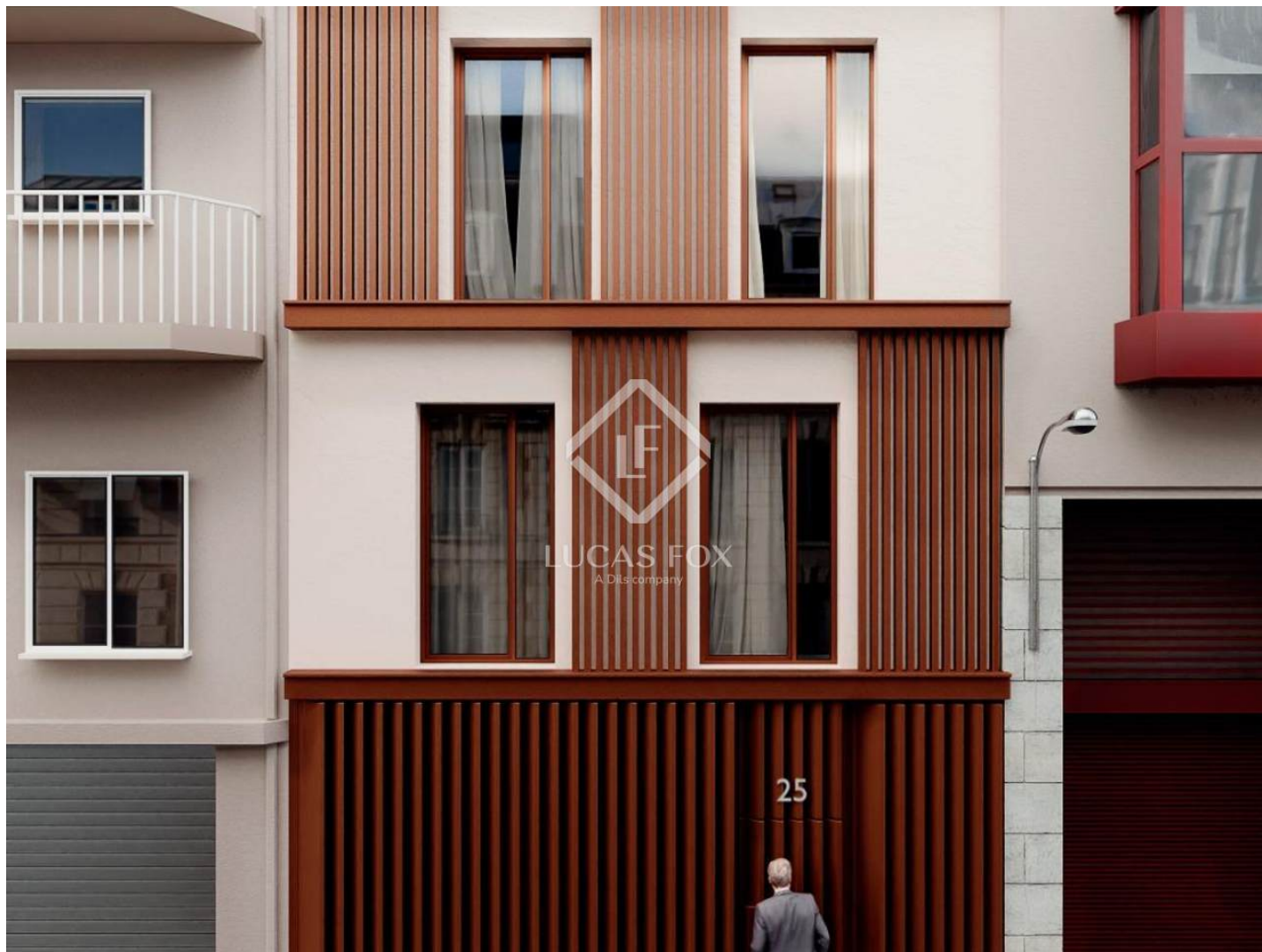


Prices from €595,000 New development

Passatge Nogues Homes

A new development of Apartments for sale in Gràcia, Barcelona with a starting price of €595,000, 3 Apartments available

Q1 2026	3	1 & 2	70m ²	Granted
Completion	Units available	Bedrooms	Sizes from	Building licence



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Prices from €595,000 New development

Passatge Nogues Homes

A new development of Apartments for sale in Gràcia, Barcelona with a starting price of €595,000

Lucas Fox presents this exclusive new build residential development located in one of Barcelona's most sought-after neighborhoods.

This is an elegant, small building in the charming Gràcia neighbourhood , the result of a change of use that has given rise to three fantastic homes, all with private outdoor spaces.

A high-end development that stands out for its spaciousness and high-end finishes.

The project will have only three residential units.

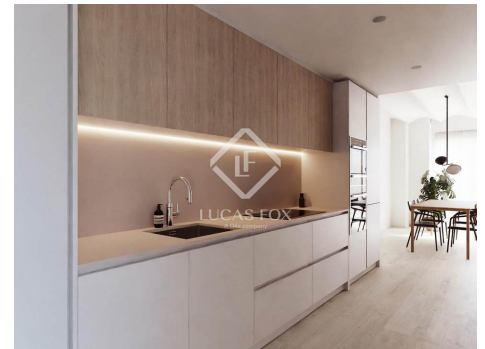
The ground floor, with a constructed area of 71 m² and ceilings over 3 meters high, features a 28 m² private south-facing patio connected to the kitchen-dining room area. This property has one bedroom and a full bathroom , and the living room dining room area is divided into two separate spaces.

The first and second floor share the same layout, with a total constructed area of 86 m². Both have a spacious kitchen open to the living room, which totals more than 35 m² and features a large south-facing window that floods the space with natural light. Each unit includes two double bedrooms and two complete bathrooms, as well as a spectacular private terrace of more than 33 m² located on the building's roof, for exclusive use and accessible by elevator.

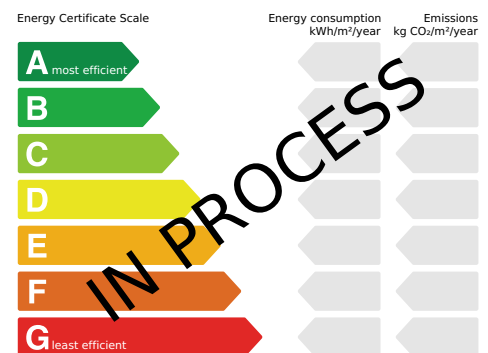
Completion is scheduled for the first quarter of 2026. The development will offer high-quality facilities and features, including aerothermics air conditioning, laminate flooring, high-end aluminum exterior carpentry, integrated Bosch appliances , and built-in wardrobes, among other features that confirm the project's premium status.

Units in this development

Type	Status	Floor	Distribution	Size
Apartment	€595,000	Floor 0	1 Bedrooms 1 Bathrooms	70m ² , Terrace 27m ²
Apartment	€790,000	Floor 1	2 Bedrooms 2 Bathrooms	86m ² , Terrace 33m ²
Penthouse	€795,000	Floor 2	2 Bedrooms 2 Bathrooms	86m ² , Terrace 33m ²



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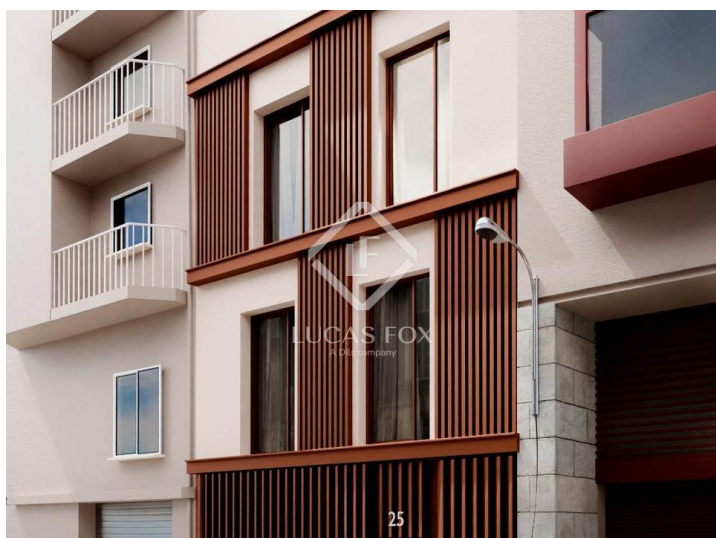


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Prices from €595,000 New development

Passatge Nogues Homes



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