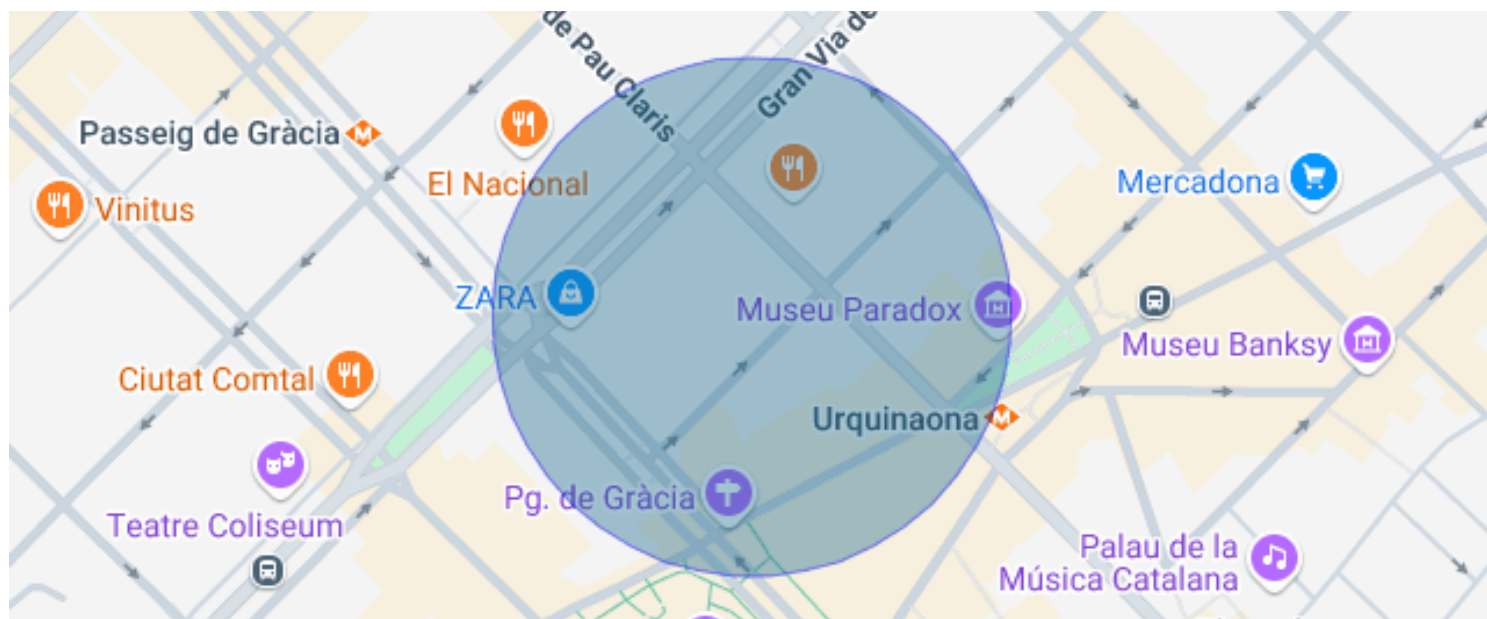


## LUXURY FLAT FOR SALE IN LA DRETA DE L'EIXAMPLE, BARCELONA

Barcelona / Barcelona ciudad

<b>Price</b>	<b>€1,450,000</b>	✓ Air conditioning	✓ Heating
Sur. built	144 m <sup>2</sup>	✓ Views	✓ Lift
Bedrooms	3	✓ Balcony	
Bathrooms	3		
Energy classification	D		
Energy performance index	283.00 kw h/m <sup>2</sup> year		
Emissions rating	D		
Emissions	70.00 co/m <sup>2</sup> year		
Year of construction	2018		
Floor	3		



## Barcelona / Barcelona ciudad

Durán Carasso presents this exclusive 137 m<sup>2</sup> apartment located in an iconic historic building just steps from Passeig de Gràcia, one of Barcelona's most prestigious and emblematic avenues.

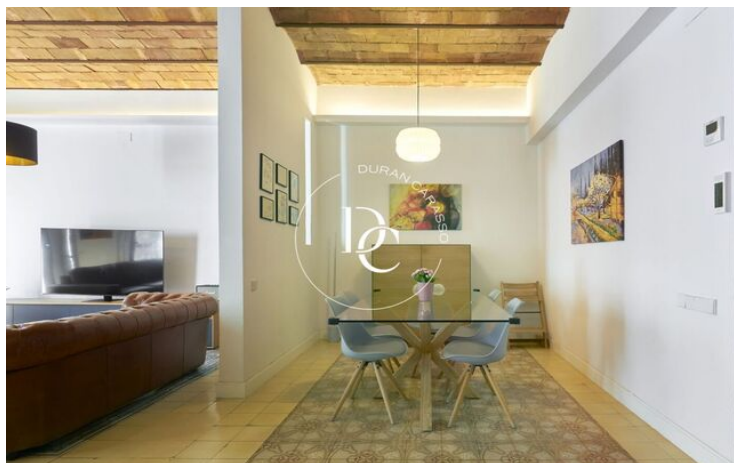
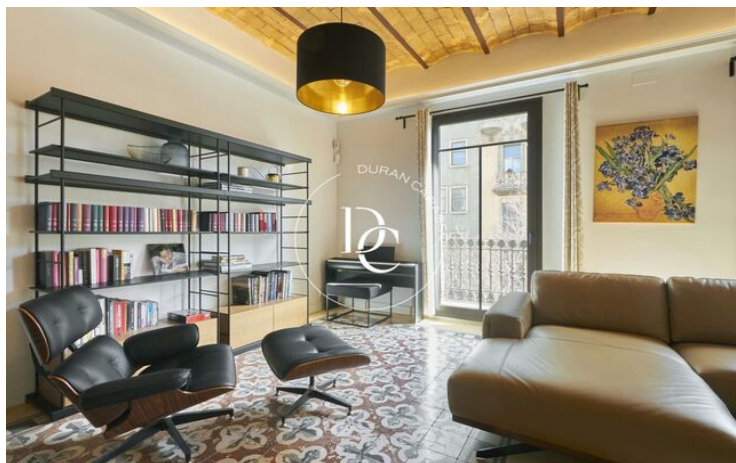
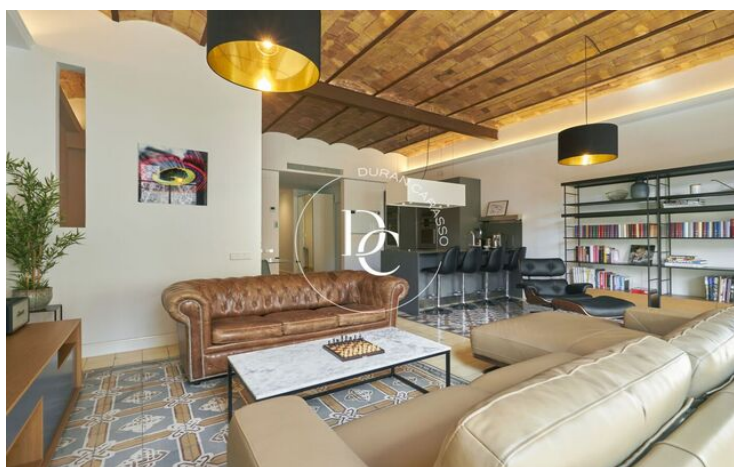
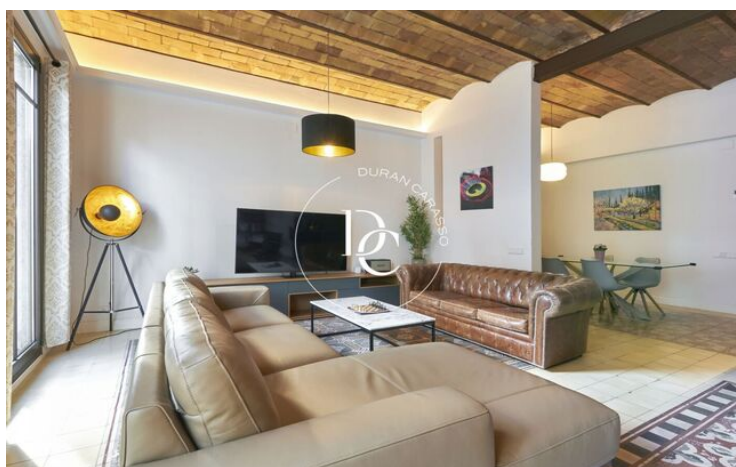
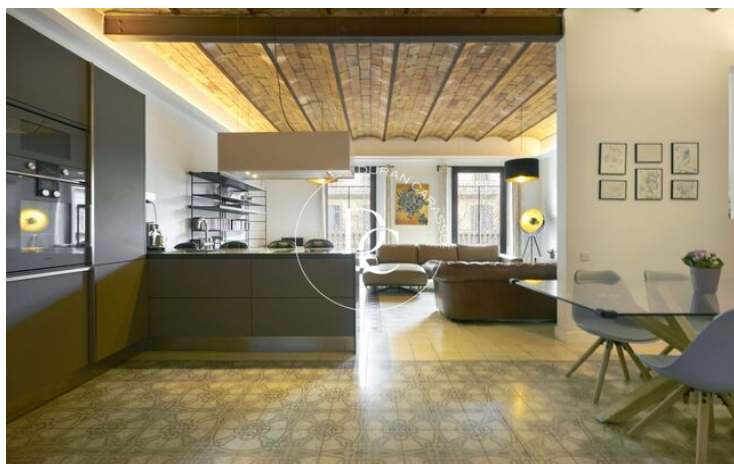
This exceptional property seamlessly blends the charm of classic architecture with the comfort of contemporary design. Perfect for those seeking a home with character, elegance, and timeless style, the apartment preserves valuable original features: high ceilings with decorative moldings, restored hydraulic tile flooring, period woodwork, and wrought iron balconies—all meticulously maintained to enhance the historic essence of the space.

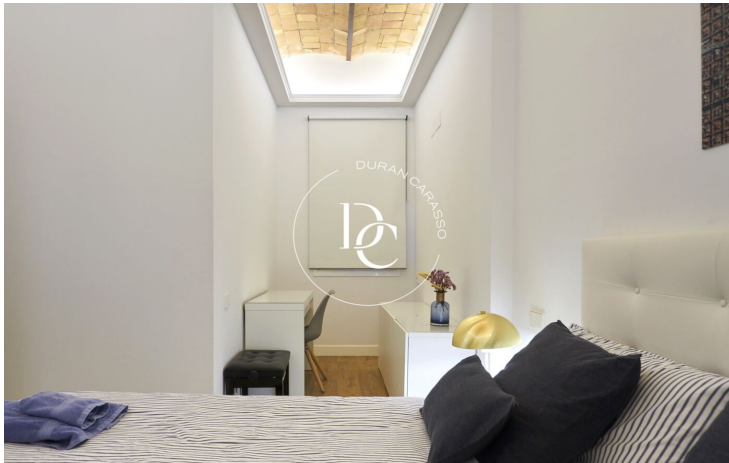
The layout is functional and spacious, maximizing natural light in every room. The property offers three double bedrooms and three full bathrooms, all renovated with top-quality materials and modern finishes. The master suite stands out for its generous size, brightness, and privacy.

The large living-dining room is filled with natural light thanks to large windows and connects to a gallery or balcony, creating a cozy and inviting atmosphere for relaxing or entertaining. The kitchen, independent and fully equipped, combines modern functionality with classic touches.

Located just meters from Passeig de Gràcia, in the heart of the Eixample district, the apartment is surrounded by upscale shops, fine dining restaurants, and cultural venues. A unique opportunity to own a property with history in one of the most coveted areas of the city.

Vive donde mereces vivir.





The data of each property is not part of an offer or a contract. Statements made by Durán Carasso Grupo Inmobiliario, verbally or in writing, regarding the property, its condition, or its value, should not be considered accurate or factual. The photographs only show specific parts of the property as they were at the time they were taken. The dimensions, areas, and distances provided are approximate and should be verified by the client. Computer-generated images are only an indication of the possible appearance of the property and may change at any time. Information regarding a property is subject to change at any time.

Contact us if you want more information or to arrange a viewing.