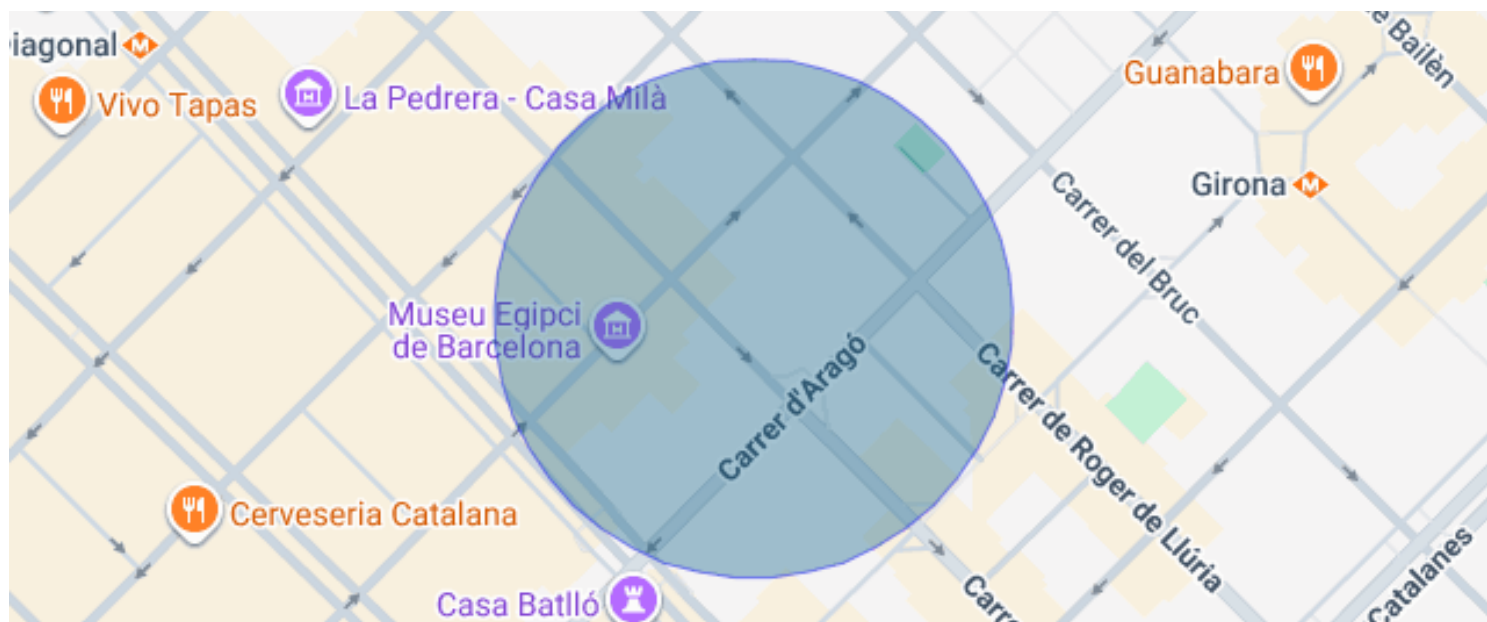


258 SQM LUXURY FLAT FOR SALE IN BARCELONA

Barcelona / Barcelona ciudad

Price	€2,400,000	✓ Air conditioning	✓ Heating
Sur. built	228 m ²	✓ Storage	✓ Lift
Sur. util	197 m ²	✓ Built in closets	✓ Outside
Bedrooms	5		
Bathrooms	3		
Energy classification	D		
Energy performance index	101.00 kw h/m ² year		
Emissions rating	D		
Emissions	20.00 co/m ² year		
Year of construction	1900		
Floor	3		



Barcelona / Barcelona ciudad

Located in one of Barcelona's most prestigious addresses, in the heart of the Dreta de l'Eixample district, this extraordinary 258 m² (228 m² usable) apartment combines the elegance of Modernist architecture with the comfort and functionality of a layout designed to make the most of every space.

Situated in a distinguished listed building dating back to 1906 with an elevator, the property stands out for its generous proportions, high ceilings, abundant natural light, and a versatile layout perfectly suited to the needs of contemporary living.

The living area offers two spacious lounges that allow for the creation of different spaces for entertaining, relaxing, and socializing. The separate, fully equipped kitchen, with access to a laundry room, provides convenience and functionality for everyday life.

The apartment has four bedrooms, including two spacious, bright, and peaceful double bedrooms with access to a balcony. The other two rooms have been converted into a dressing room and multipurpose space, ideal as an office, library, creative room, or

extra bedroom.

It also features three full bathrooms, a practical separate office area for working remotely in complete comfort, an exterior balcony, and a

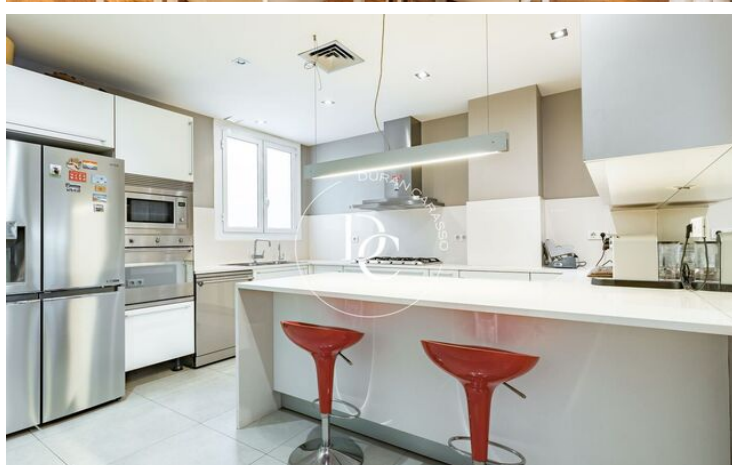
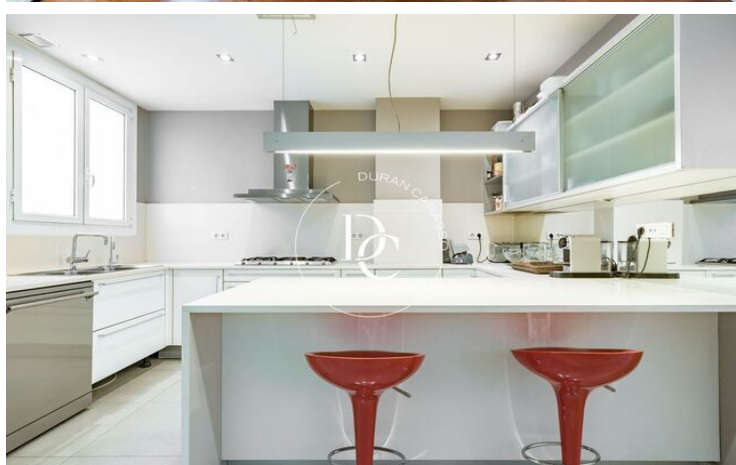
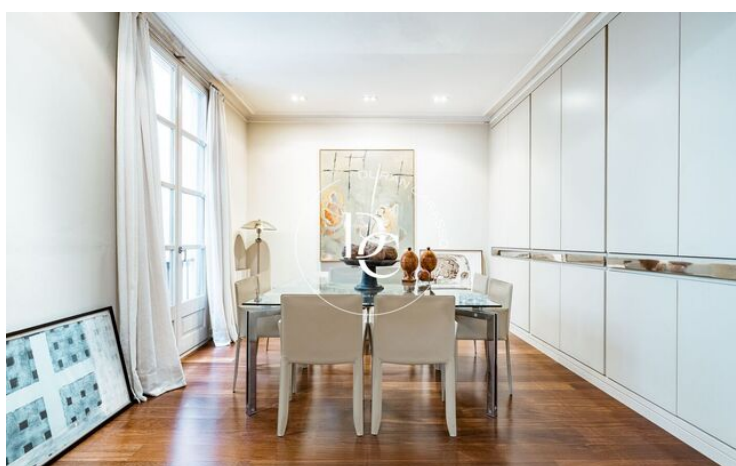
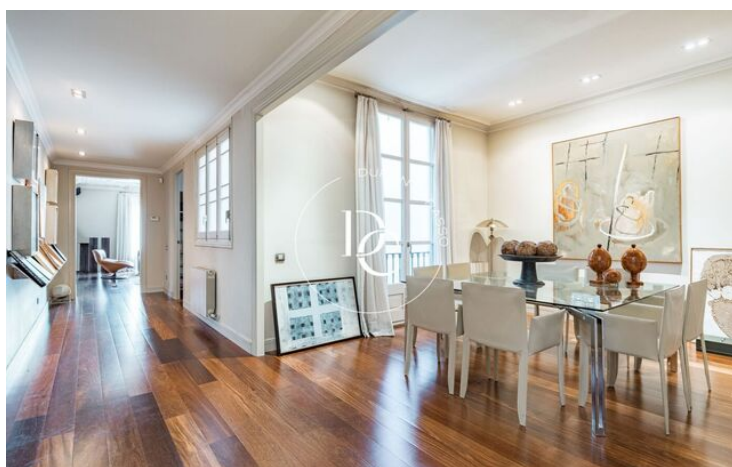
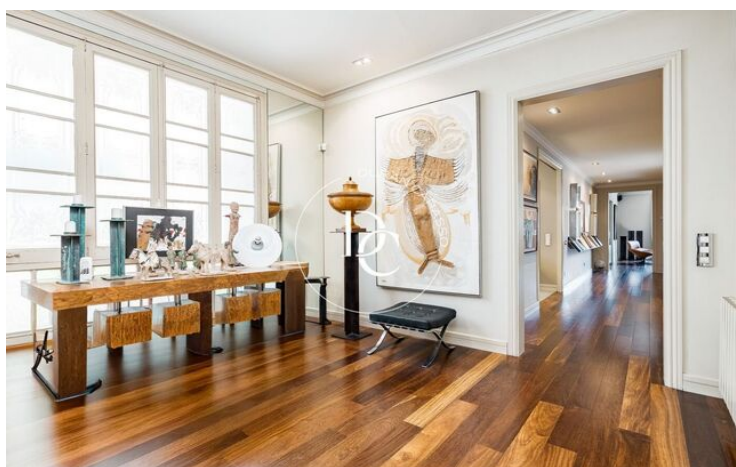
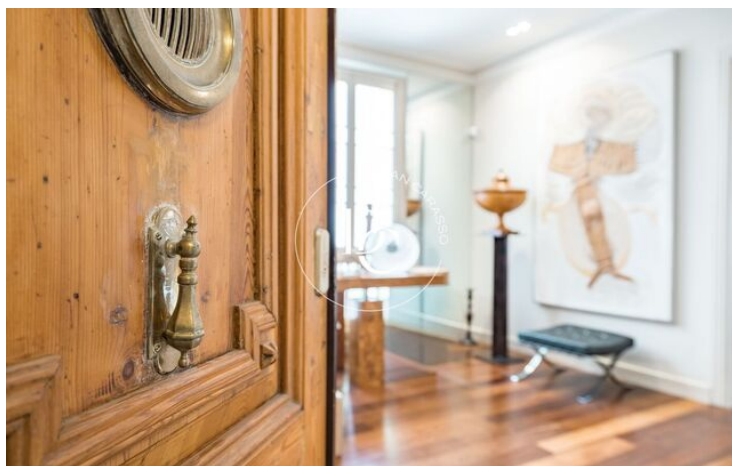
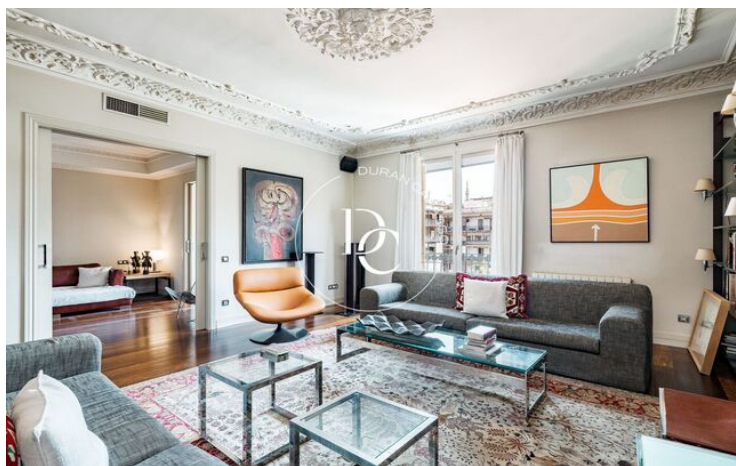
charming Juliet balcony that adds character and light to the living area.

The parquet floors, high ceilings, and period architectural elements give the apartment a unique personality,

making it a singular property within Barcelona's residential market.

Located in the emblematic Dreta de l'Eixample district, just minutes from Passeig de Gràcia and Plaça Catalunya, the property enjoys an

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