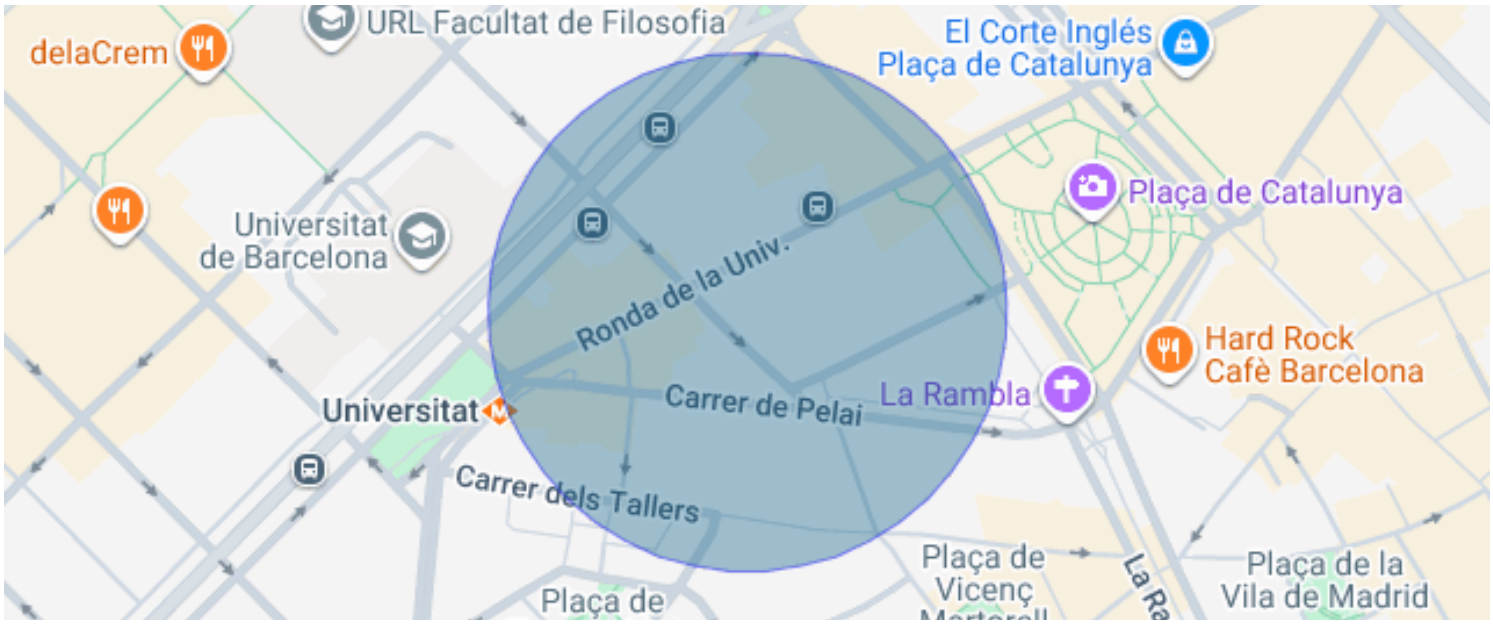


NEWLY RENOVATED APARTMENT FOR SALE IN DRETA DE L'EIXAMPLE

La Dreta de l'Eixample / Barcelona

Price	€995,000
Sur. built	138 m²
Sur. util	103 m²
Bedrooms	3
Bathrooms	2
Energy classification	F
Energy performance index	217.00 kw h/m² year
Emissions rating	E
Emissions	41.00 co/m² year
Year of construction	1885
Floor	2
Actual floor	3

- ✓ Air conditioning
- ✓ Views
- ✓ Furnished
- ✓ Balcony
- ✓ Outside
- ✓ Heating
- ✓ Lift
- ✓ Terrace
- ✓ Built in closets


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Vila de Madrid

La Dreta de l'Eixample / Barcelona

Located in a classic building with a lift in the heart of Eixample, this magnificent 138 sqm apartment occupies the actual third floor and stands out for its dual-aspect layout, abundant natural light and carefully considered combination of original architectural features with contemporary design.

The property has been completely renovated, preserving traditional features of great architectural value, such as the Catalan vaulted ceilings and exposed wooden beams, which add character and personality to the interiors. These original details blend seamlessly with a modern, avant-garde interior design project, creating an elegant and contemporary atmosphere.

The living area features a spacious 46.6 sqm living and dining room with an open-plan kitchen, conceived as a bright, open and functional space. The living room opens onto a pleasant exterior balcony. Thanks to its southwest orientation, the apartment enjoys excellent natural light and sunshine throughout much of the day. A second balcony overlooking the interior façade provides cross-ventilation and an additional connection to the outdoors.

The night area comprises three double bedrooms, one of which is en suite, and two full bathrooms. The layout has been designed to offer comfort, functionality and privacy.

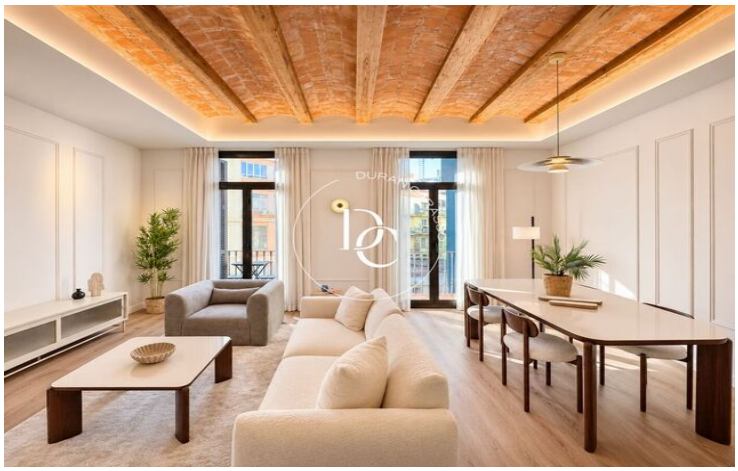
A home that combines the charm of Barcelona's classic architecture with the comfort and aesthetics of contemporary design, in a privileged location in the Eixample district.

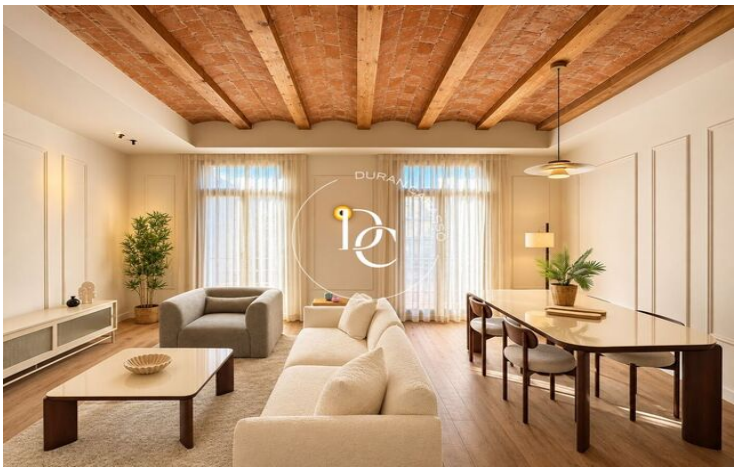
Agency fees: included in the price or paid by the seller.

Purchase taxes and costs (paid by the buyer, not included in the price):

- Property Transfer Tax (ITP): subject to the rates in force in Catalonia, which are currently progressive as a general rule and are calculated by applying the following brackets to the sale price:
  - 10% up to €600,000.
  - 11% between €600,000 and €900,000.
  - 12% on the part exceeding €900,000 up to €1,500,000.
  - 13% on the part exceeding €1,500,000.
- Special cases: reduced rates and tax benefits are available for certain groups, such as the 5% rate for young people aged up to 35 buying their main residence who meet the legal income requirements, large families, single-parent families or people with disabilities, and other cases provided for in current tax legislation.
- Notary and Land Registry fees: paid by the buyer and calculated according to the official, legally regulated scales (the final amount depends on the length of the deed, the copies issued and the number of registered properties).
- Administrative agency (gestoría), optional and only if hired: professional fees according to the rates of the agency freely chosen by the buyer.
- Financing costs (if a mortgage is requested): not included in the price; the buyer will bear the costs of processing the mortgage loan that legally correspond to them (such as the property valuation and any bank fees under the terms of their lender).

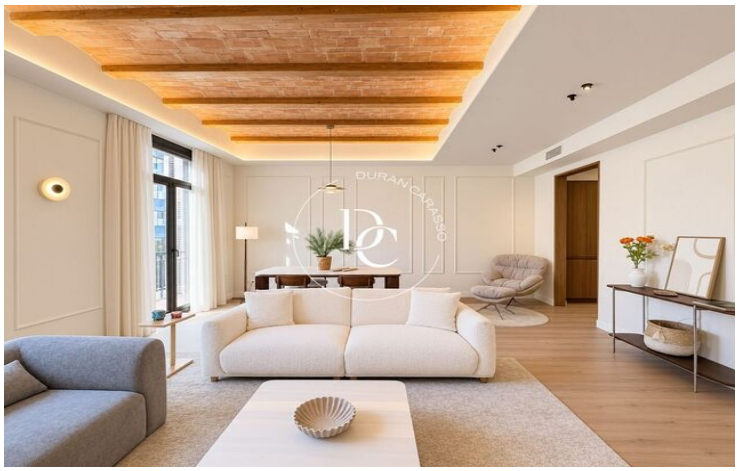
Technical and identification details:






Allianz

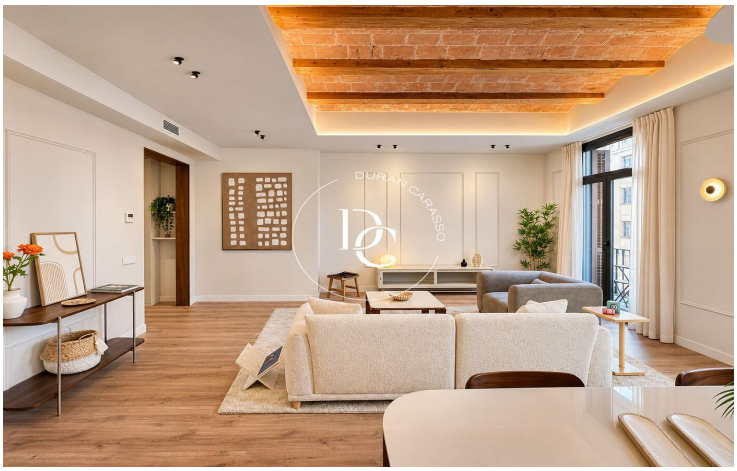




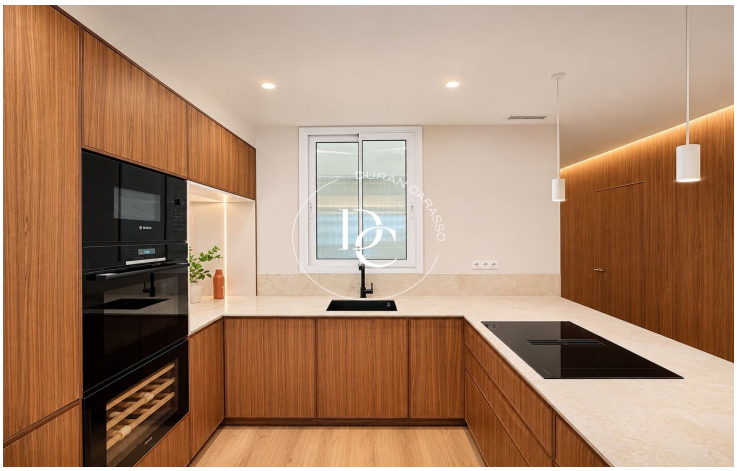










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Contact us if you want more information or to arrange a viewing.

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