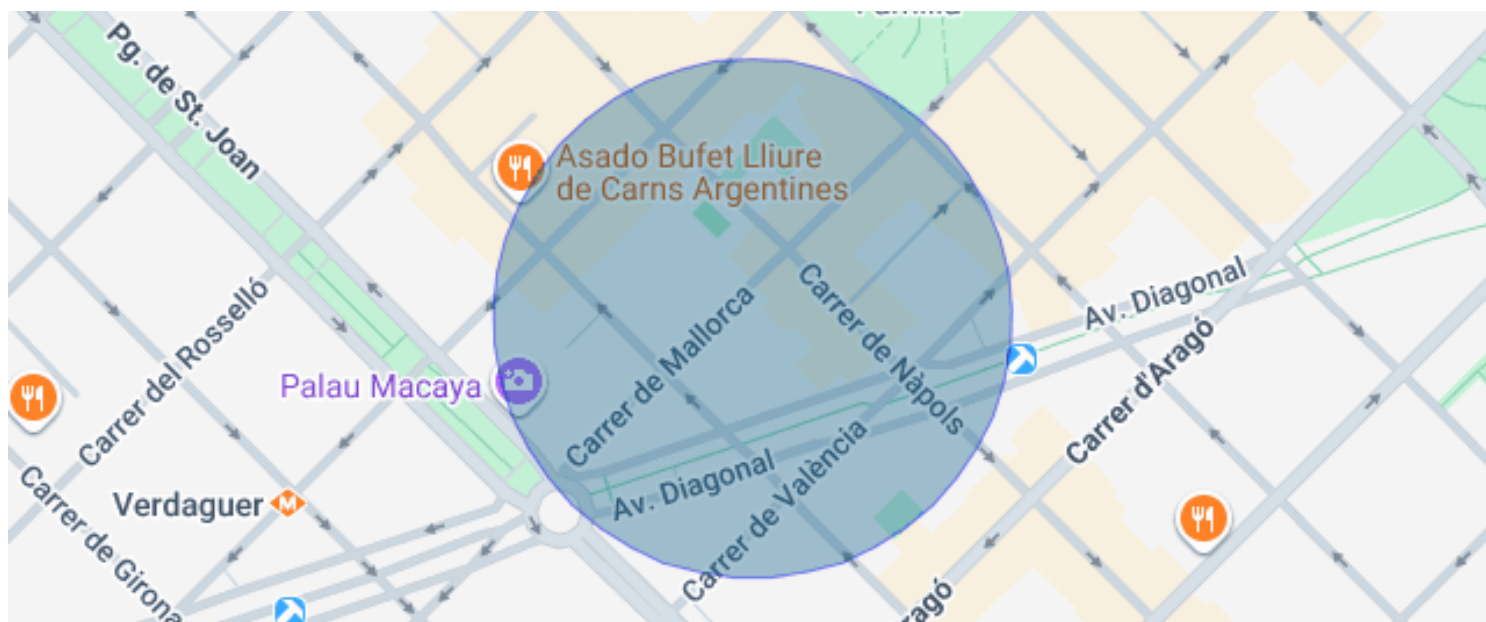


## LUXURY FLAT WITH VIEWS FOR SALE IN LA DRETA DE L'EIXAMPLE

La Dreta de l'Eixample / Barcelona

<b>Price</b>	<b>€1,290,000</b>	✓ Air conditioning	✓ Heating
Sur. built	142 m <sup>2</sup>	✓ Mountain views	✓ Lift
Sur. util	117 m <sup>2</sup>	✓ Furnished	✓ Balcony
Bedrooms	3	✓ Built in closets	✓ Outside
Bathrooms	3		
Energy classification	E		
Energy performance index	109.00 kw h/m <sup>2</sup> year		
Emissions rating	D		
Emissions	22.00 co/m <sup>2</sup> year		
Year of construction	1935		
Floor	2		



## La Dreta de l'Eixample / Barcelona

Located on the coveted Mallorca Street, in the heart of Barcelona's Eixample district, this exclusive, newly renovated property perfectly balances history, design, and comfort. Set within a stately 1935 building with a spacious lift, it offers approximately 150 sqm where every detail has been thoughtfully conceived.

The property stands out for its exceptional natural light, thanks to its dual aspect orientation, allowing sunlight to fill every space throughout the day. The spacious living-dining area opens onto two charming balconies that connect seamlessly with the vibrant urban surroundings and, as a privileged highlight, offer views of the iconic Sagrada Família.

The night area has been designed to ensure privacy and comfort, featuring three bedrooms and three full bathrooms, two of them en suite. The master suite is a true sanctuary, incorporating an elegantly integrated gallery that has been transformed into a refined dressing area. It also features double doors that fully separate the space from the bedroom, enhancing privacy, along with motorized curtains in the suite that can be conveniently controlled via remote.

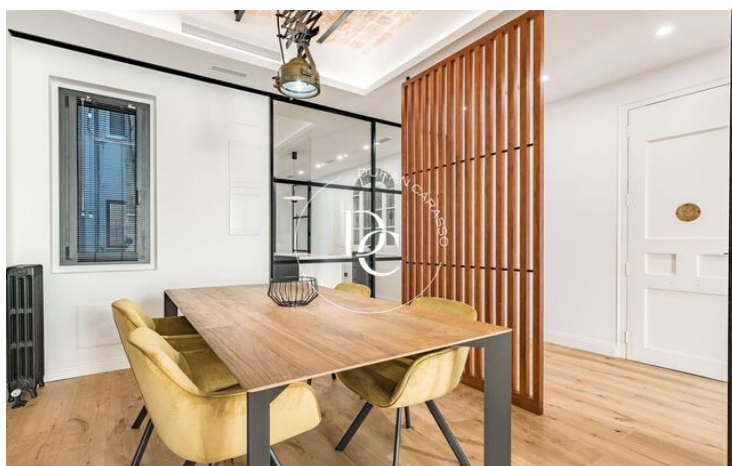
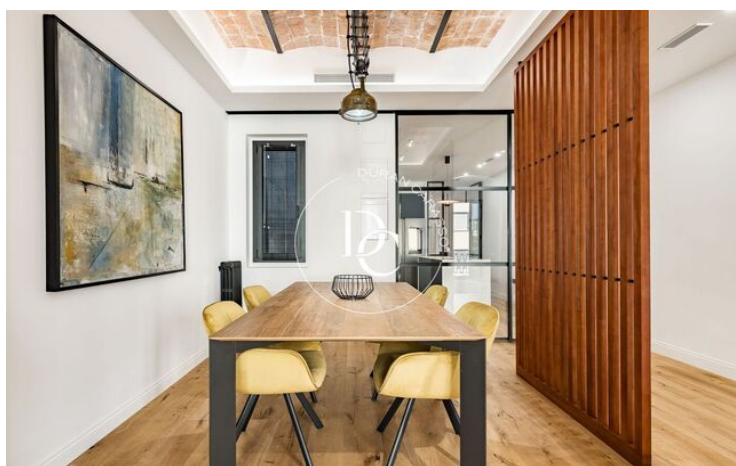
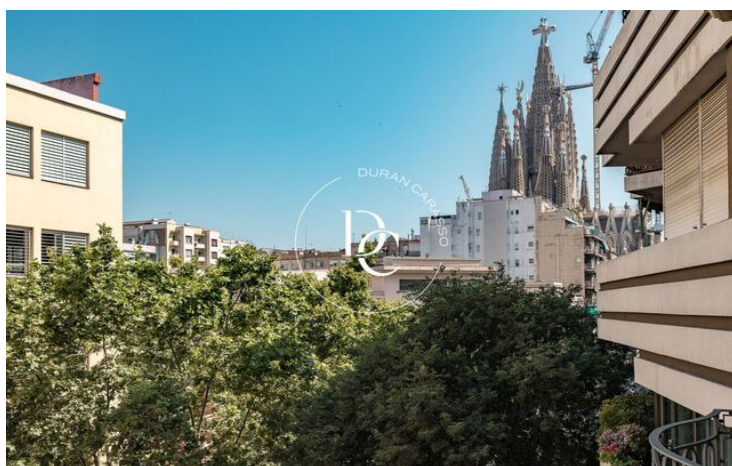
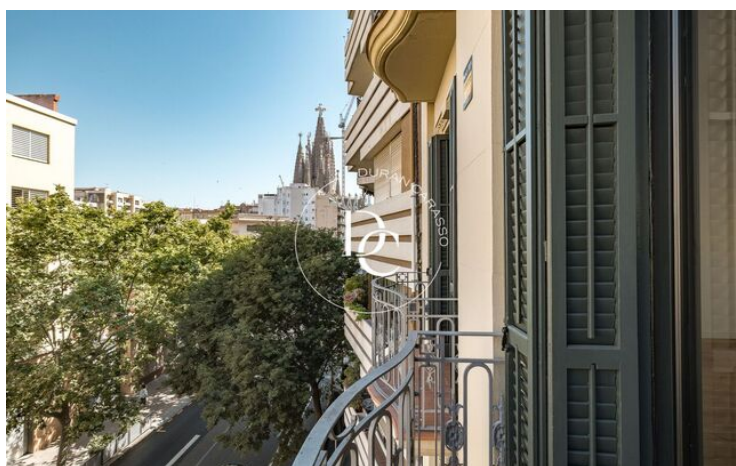
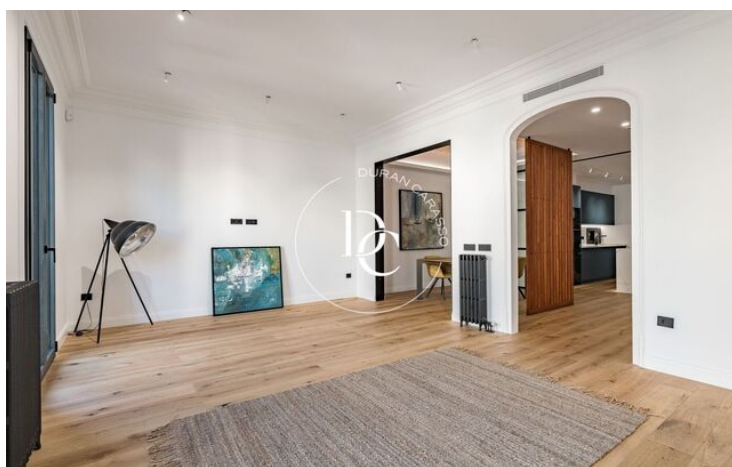
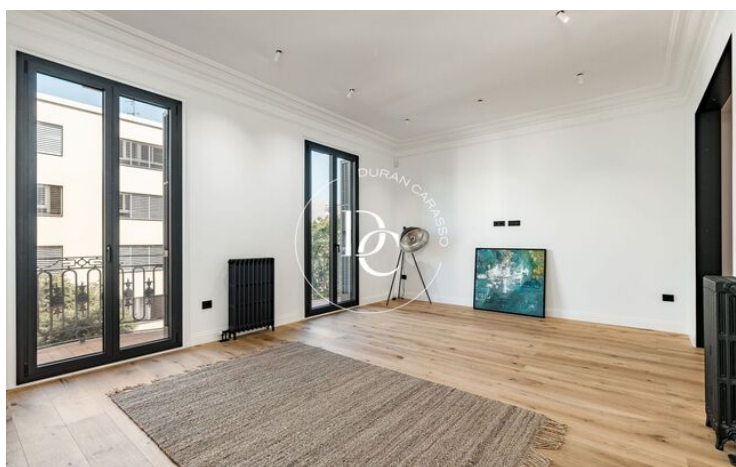
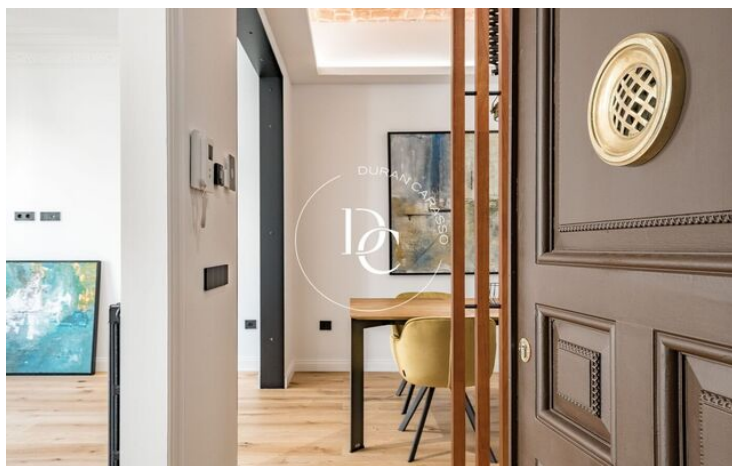
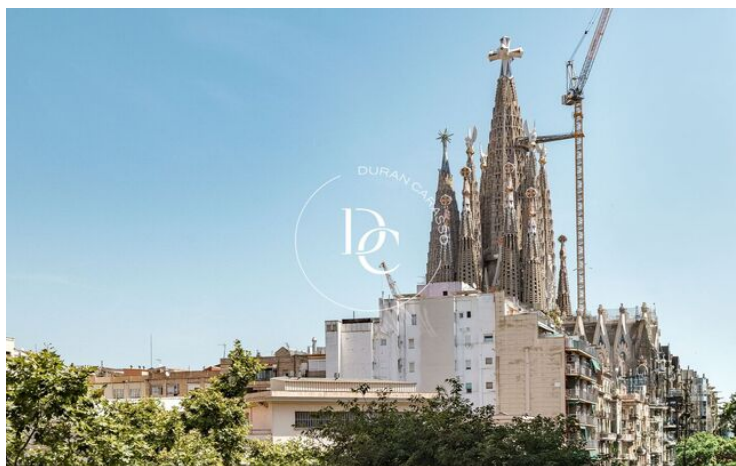
The contemporary open-plan kitchen combines functionality and aesthetics with custom Italian Fenix cabinetry and state-of-the-art Bosch appliances, fully integrated, smart-enabled, and WiFi-connected, including a wine cooler and an American-style double fridge.

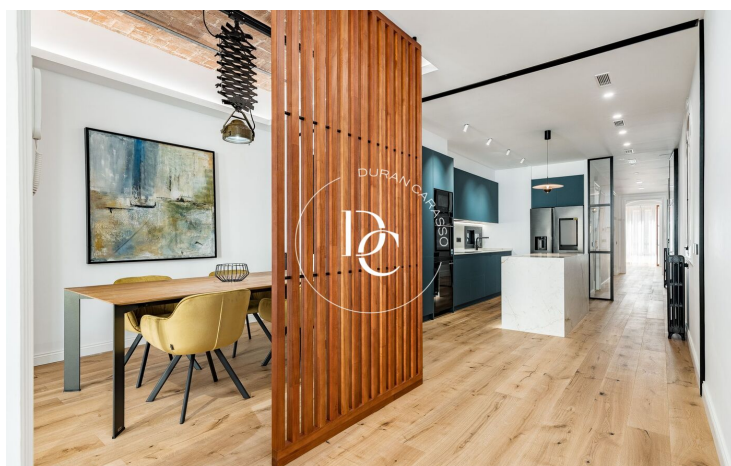
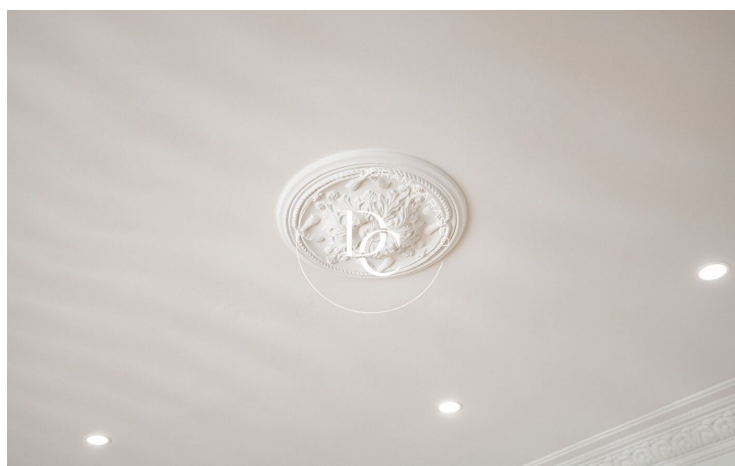
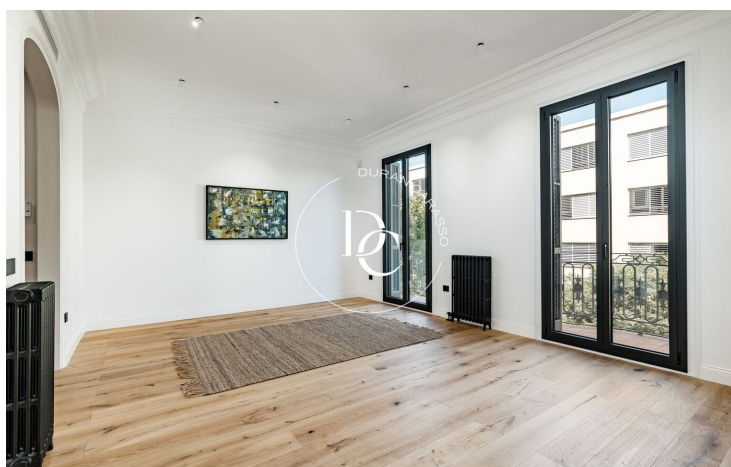
Finishes elevate the overall experience: Porcelanosa porcelain surfaces, aluminum carpentry with thermal break, and a sophisticated dimmable lighting system. The property comes furnished with pieces from the renowned Pilma brand, bringing warmth and cohesive design to every space.

Comfort is completed with Daikin ducted air conditioning (hot/cold) and gas heating through beautifully restored original radiators, preserving the building's character.

Surrounded by revitalized green areas, boutiques, restaurants, and a rich cultural offering, this property provides a truly refined way of living in Barcelona.

Live where you deserve to live.





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