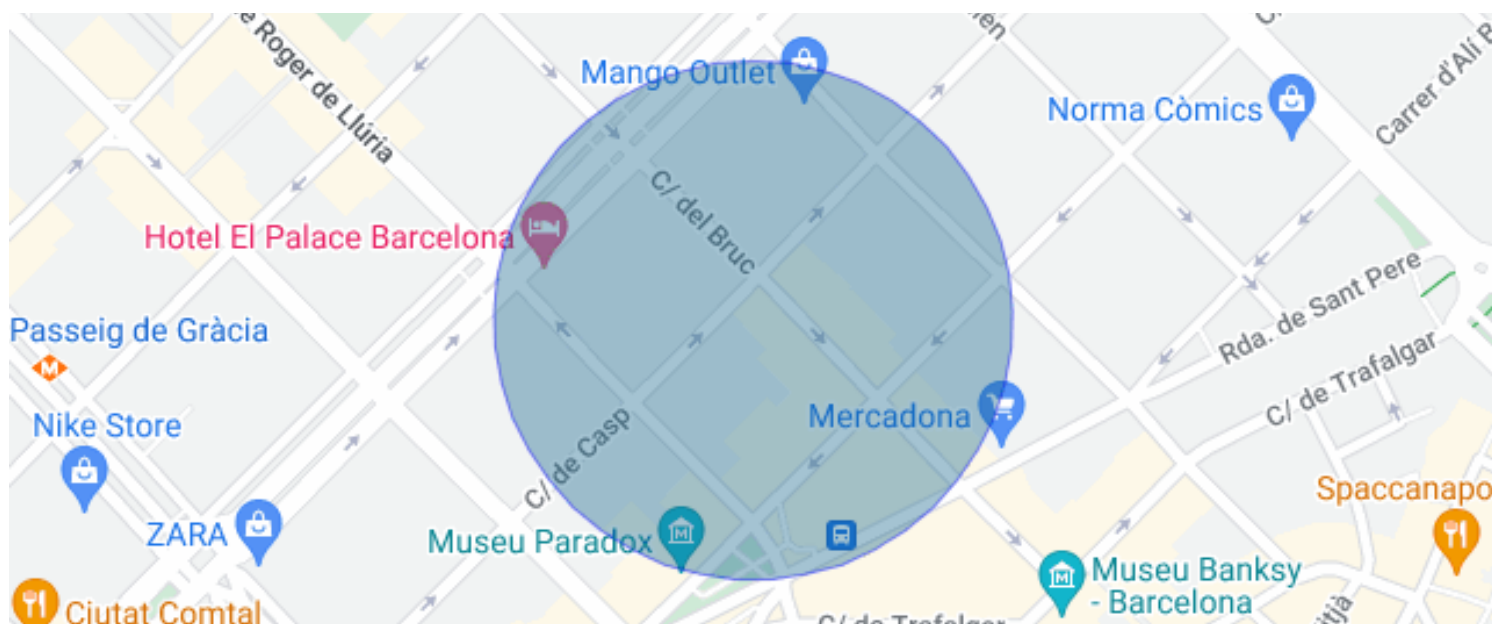




147 SQM LUXURY FLAT WITH VIEWS AND TERRACE FOR SALE IN LA DRETA DE L'EIXAMP...

La Dreta de l'Eixample / Barcelona

Price	€1,250,000	✓ Air conditioning	✓ Pets
Sur. built	147 m²	✓ Heating	✓ Views
Sur. util	136 m²	✓ Lift	✓ Furnished
Bedrooms	3	✓ Security	✓ Terrace
Bathrooms	3	✓ Concierge	✓ Balcony
Energy classification	E	✓ Built in closets	✓ Outside
Energy performance index	139.00 kw h/m² year		
Emissions rating	E		
Emissions	28.00 co/m² year		
Year of construction	1981		
Floor	1		
Actual floor	2		



La Dreta de l'Eixample / Barcelona

In Barcelona's prestigious 'Cuadrado de Oro', just 300 metres from Paseo de Gracia, is this exclusive and completely refurbished luxury flat, located in a modern building built in 1981 with two lifts. Its elegant design and careful refurbishment, carried out under a high level interior design project, offer a perfect combination of sophistication and comfort.

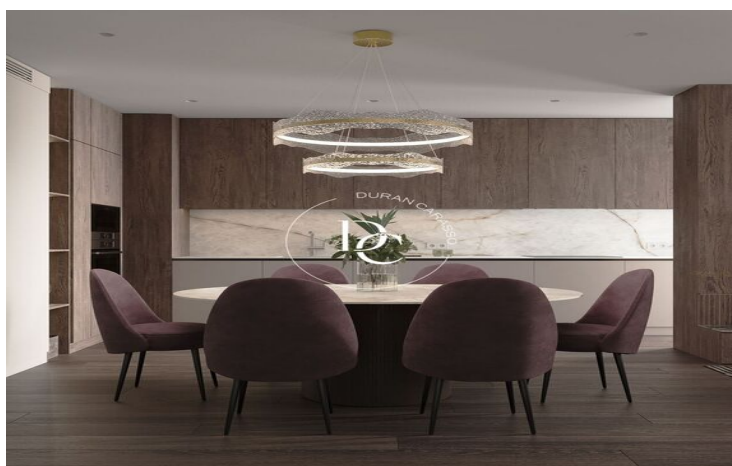
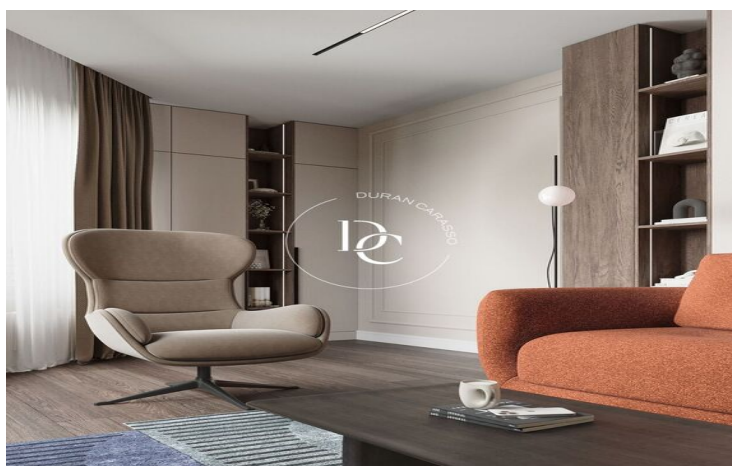
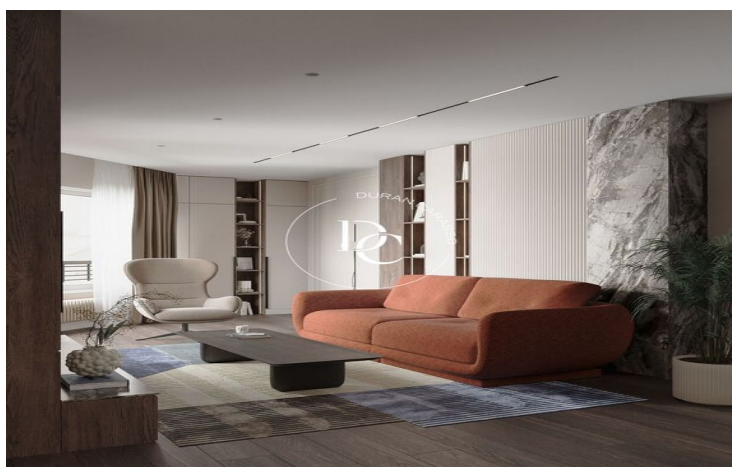
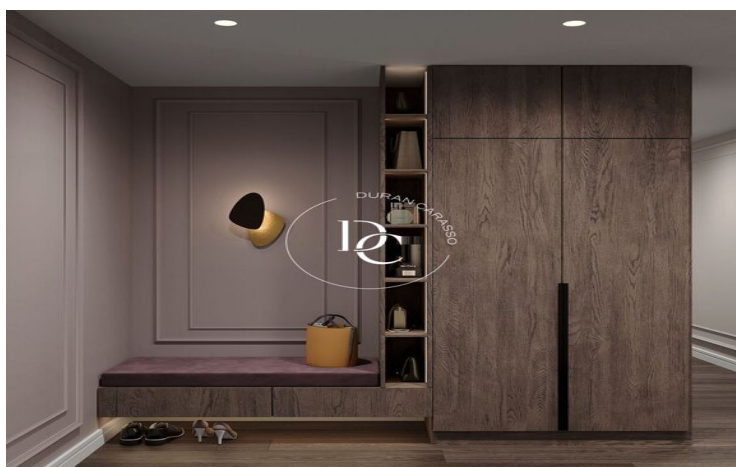
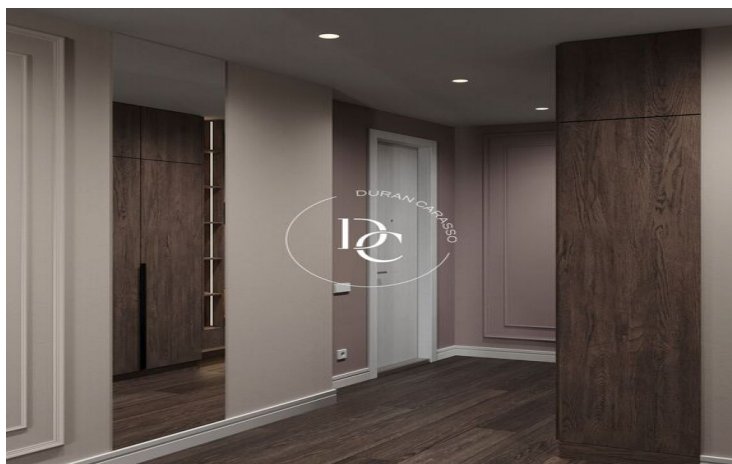
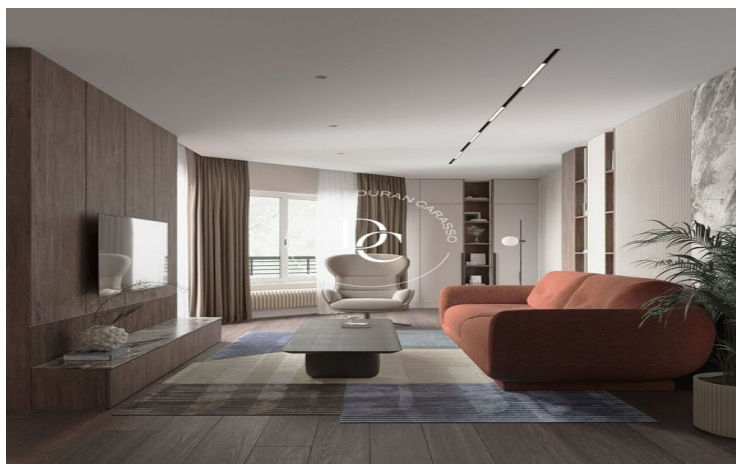
The property has three exterior bedrooms, including a spectacular suite with private bathroom, dressing room and access to a separate terrace. There are also three bathrooms, two of them complete, and a guest toilet. The spacious living-dining room with integrated kitchen occupies an area of 50 m² and opens directly onto a private terrace, creating an open-plan and luminous space ideal for relaxing and entertaining.

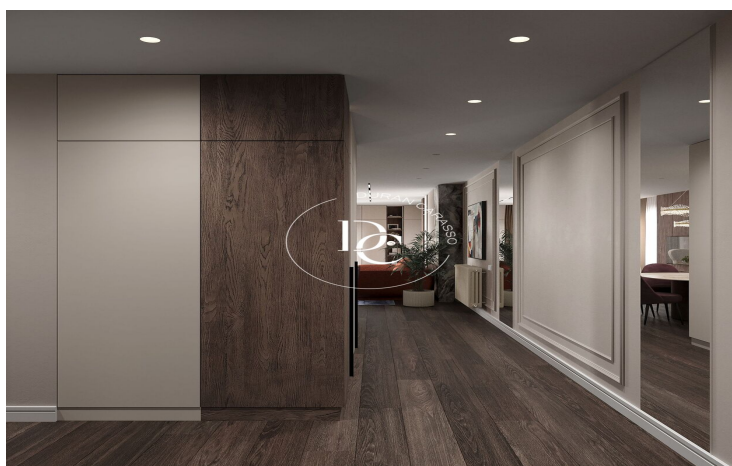
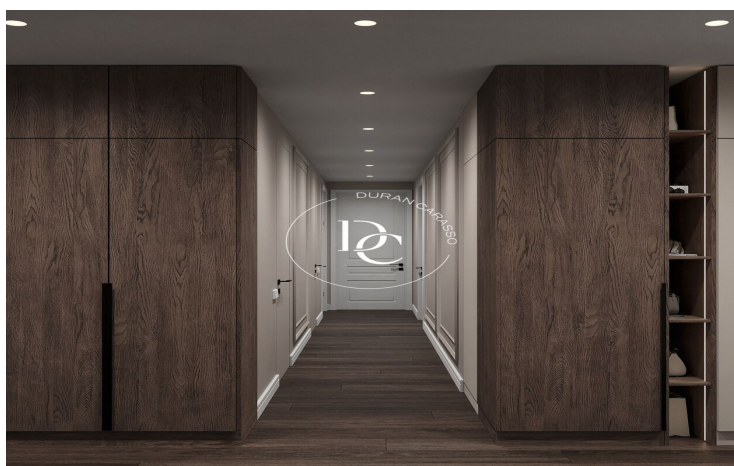
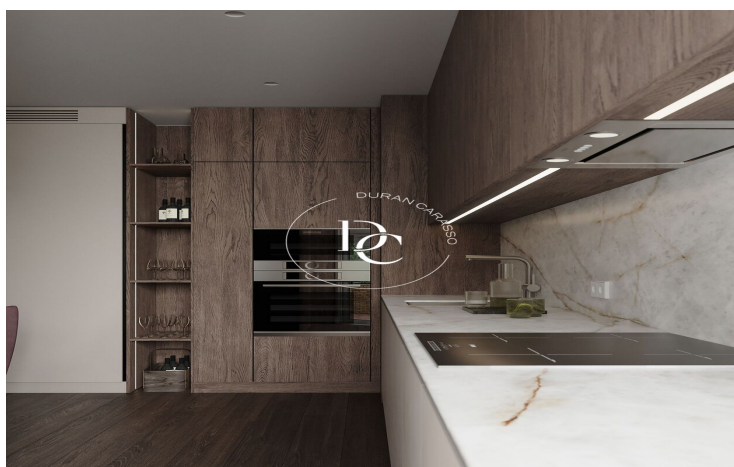
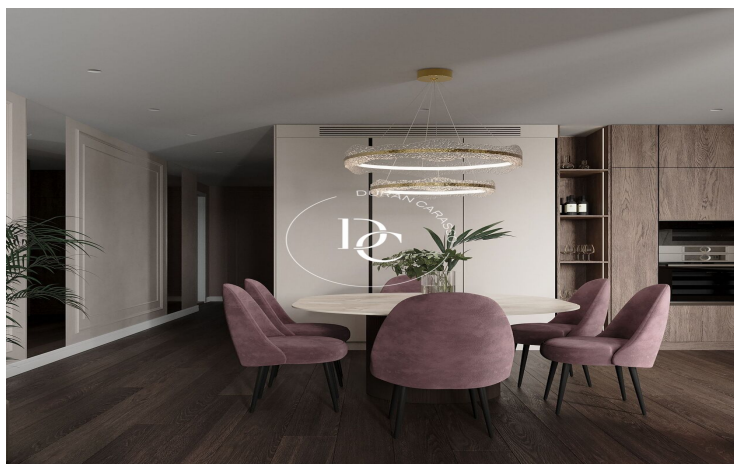
Every detail has been carefully selected to ensure maximum quality and functionality. The wardrobes have been designed with the prestigious German stamp of Eger, with fittings and fixtures from the Austrian firm Blum, renowned for their durability. Natural oak parquet floors add warmth and elegance, while the kitchen, fully equipped with Bosch appliances, maintains a modern, minimalist aesthetic with integrated furniture.

The air-conditioning system combines Mitsubishi ducted air-conditioning in the living room and en-suite, plus split units in the other rooms. The efficient, designer heating is powered by a Bosch gas boiler and IRSAP Tesi radiators.

As an added value, there is the possibility of acquiring a parking space in the same property, which further increases the comfort of this exceptional property. With a privileged location in the heart of Barcelona and a design designed to offer maximum comfort, this flat represents a unique opportunity for those looking for a luxury home in one of the most exclusive areas of the city.

Contact us to arrange a visit!
and remember #LiveWhereYouWantToLive





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