Durán Carasso
GRUPO INMOBILIARIO

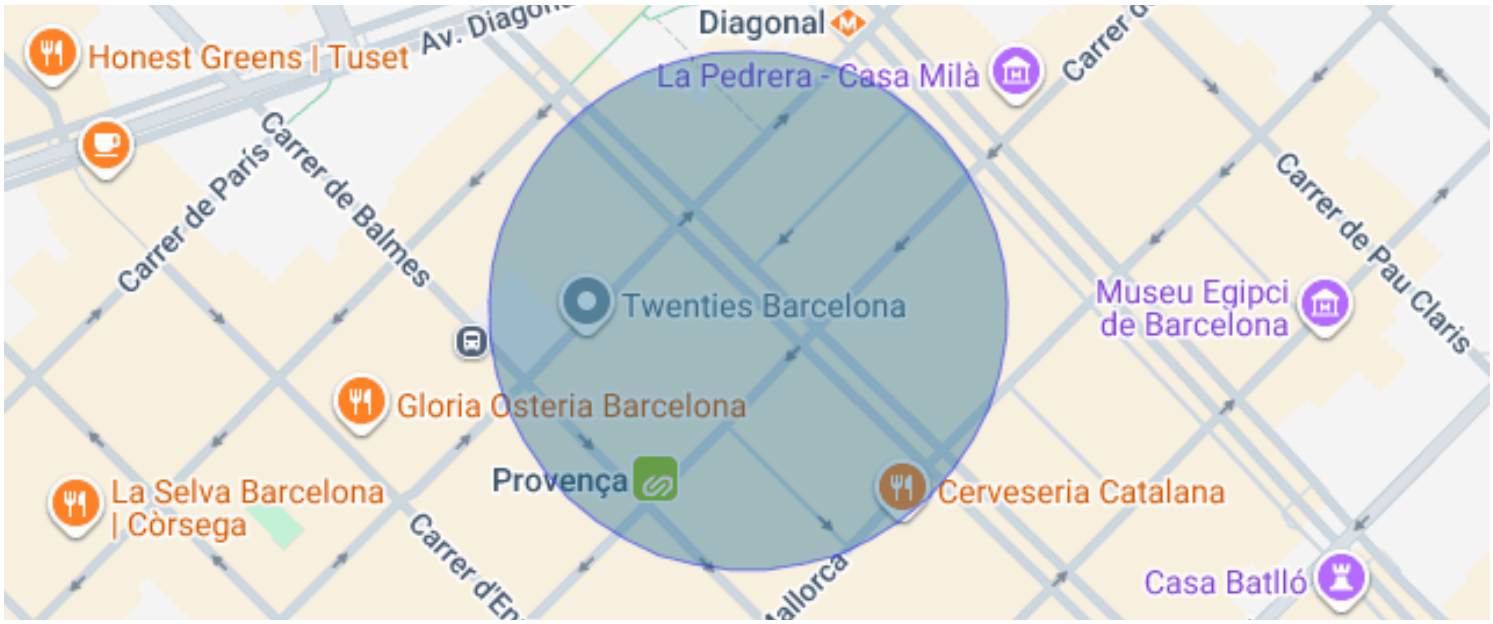


BRAND-NEW FLAT WITH GALLERY FOR SALE ON RAMBLA DE CATALUNYA

La Dreta de l'Eixample / Barcelona

Price	€1,450,000
Sur. built	171 m²
Sur. util	146 m²
Bedrooms	2
Bathrooms	3
Energy classification	Exempt
Emissions rating	Exempt
Year of construction	2025
Floor	1

- ✓ Air conditioning
- ✓ Views
- ✓ Security
- ✓ Balcony
- ✓ Heating
- ✓ Lift
- ✓ Concierge
- ✓ Built in closets



La Dreta de l'Eixample / Barcelona

A brand-new flat on Rambla de Catalunya, in a restored 1880 building, with a light-filled gallery, two en-suite bedrooms and interiors by Estudio Vilablanch.

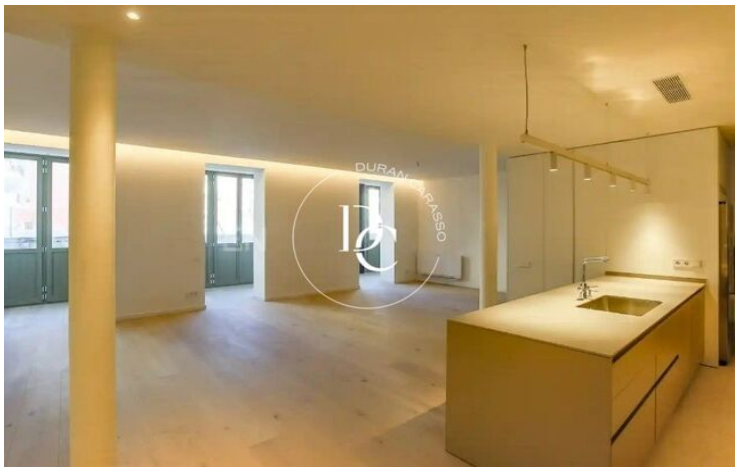
The original façade has been carefully restored and the interior fully renovated: reinforced structure, new roof, waterproofing, acoustic and thermal insulation, new electrical and mechanical systems, and a lift. The works carry a ten-year structural insurance guarantee, just like a new-build.

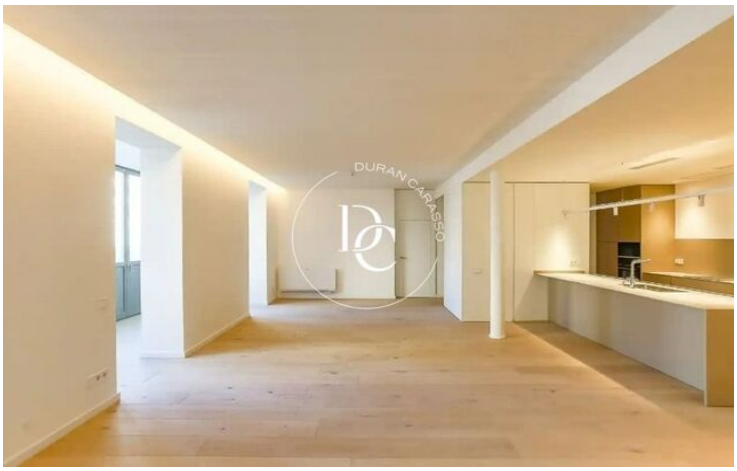
On the first floor, the living room, dining area and kitchen share a single open space with a central island and natural wood floors; the kitchen comes equipped with oven, microwave, dishwasher, fridge-freezer, washing machine and dryer. Three large openings connect the living room to the gallery, almost 16 m², which floods the home with natural light and lends itself to many uses: reading, working or everyday dining.

The sleeping area has two en-suite bedrooms, the main one with a dressing room. A guest toilet, built-in wardrobes, air conditioning and aerothermal heating complete the home. The layout allows for a third bedroom.

The building has a concierge and security, and a restored entrance hall that keeps its period staircase. Outside is Rambla de Catalunya, tree-lined and pedestrianised along its central section, with café terraces, shops and restaurants at street level, in the heart of the Dreta de l'Eixample.

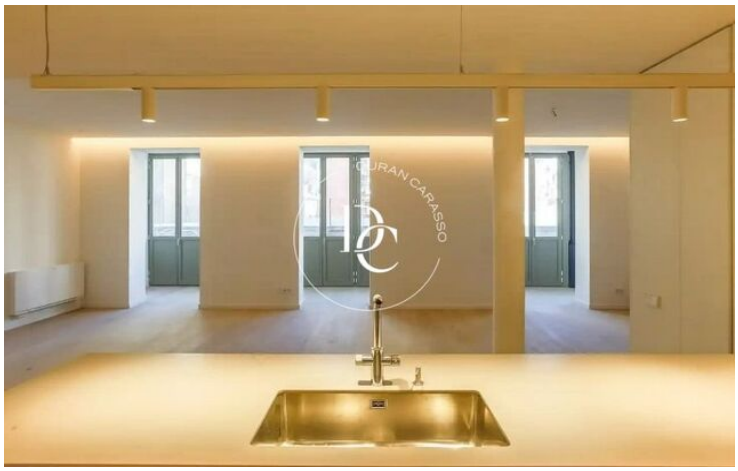
Live where you deserve to live.

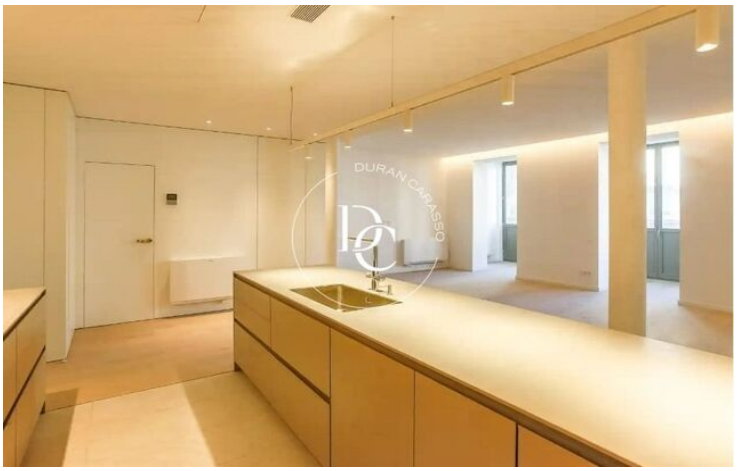




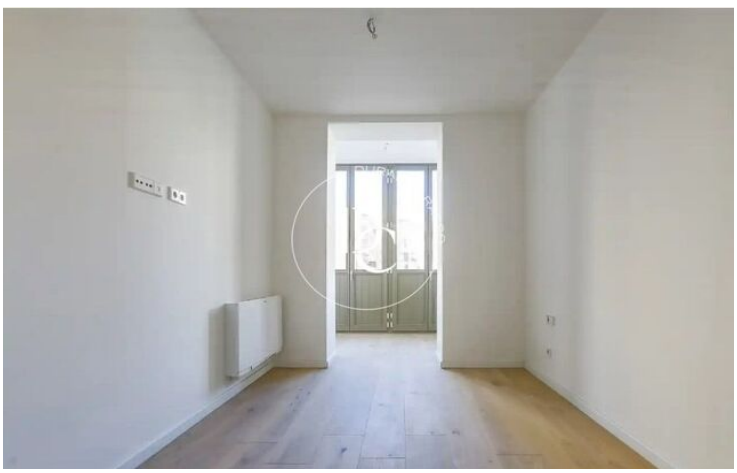




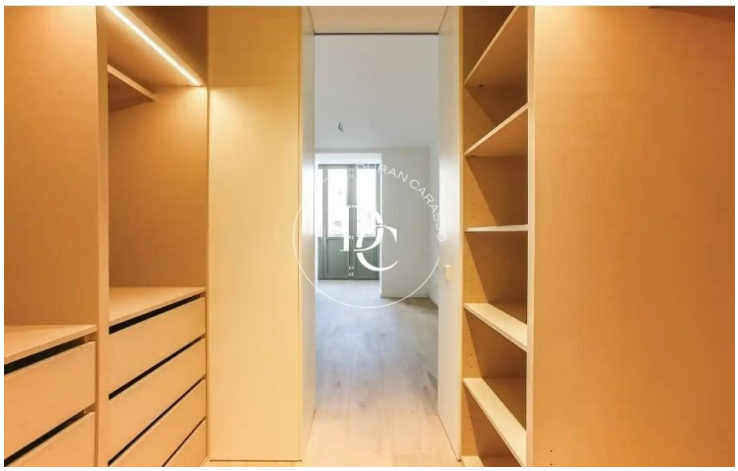




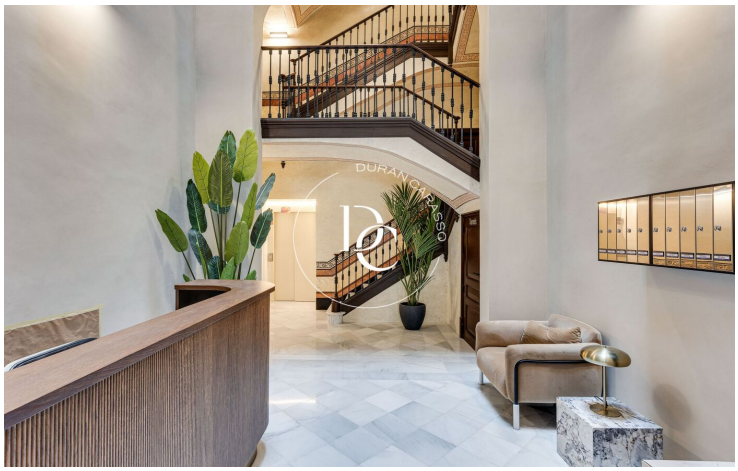


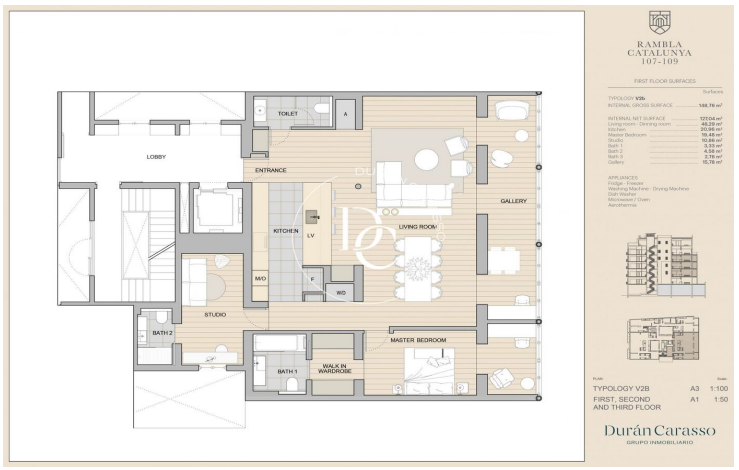


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