



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

La Dreta de l'Eixample / Barcelona

### Price

€1,725,000

|                          |                     |
|--------------------------|---------------------|
| Sur. built               | 183 m²              |
| Sur. util                | 150 m²              |
| Bedrooms                 | 3                   |
| Bathrooms                | 4                   |
| Energy classification    | E                   |
| Energy performance index | 184.00 kw h/m² year |
| Emissions rating         | E                   |
| Emissions                | 38.00 co/m² year    |
| Year of construction     | 1898                |
| Floor                    | 4                   |

✓ Air conditioning

✓ Views

✓ Terrace

✓ Built in closets

✓ Heating

✓ Lift

✓ Balcony

✓ Outside



## La Dreta de l'Eixample / Barcelona

Durán Carasso presents this elegant residence located on the fourth floor, equivalent to a true fifth floor, in the heart of Dreta de l'Eixample. A property that combines the essence of Barcelona's stately buildings with a renovation project designed to meet the needs of contemporary living. Its balconies overlooking Rosselló Street and its charming gallery facing the quiet inner courtyard create the perfect balance between the energy of the city and the serenity of home.

The day area opens to the outdoors through large windows and balconies that fill the interiors with natural light. The living and dining room becomes the heart of the home, connected to an independent kitchen featuring a practical central island designed to enhance everyday living while maintaining elegance and functionality.

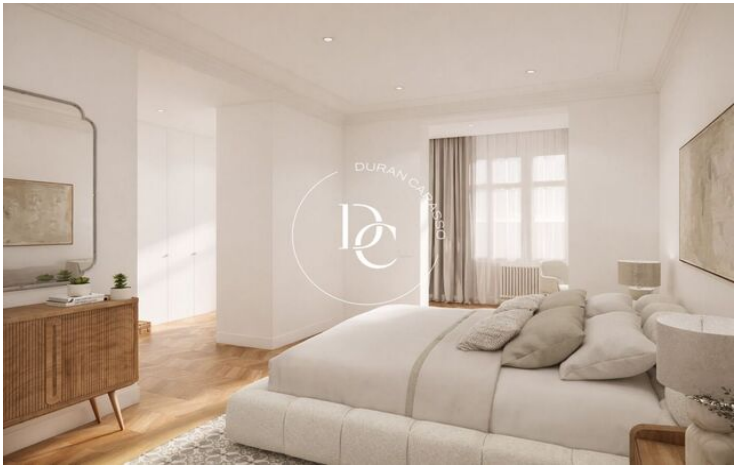
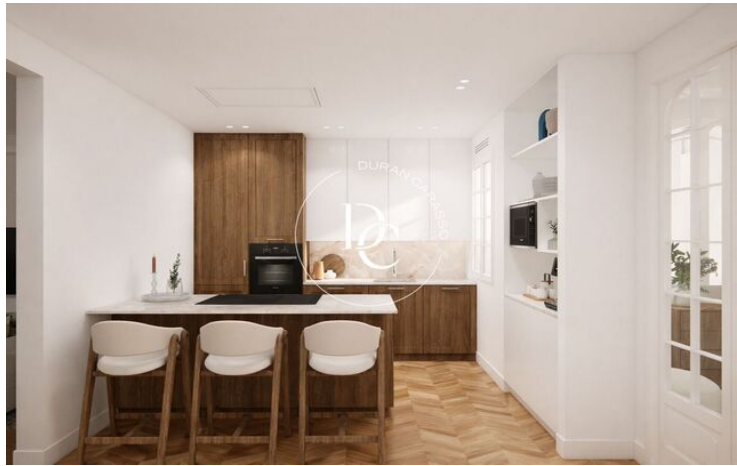
The layout clearly separates the social and private areas, offering three spacious double bedrooms with full bathrooms, a guest powder room, a separate laundry area, and a dedicated home office space. The impressive primary suite, measuring nearly 40 m<sup>2</sup>, features a walk-in wardrobe, direct access to the gallery, and a generous en-suite bathroom designed as a true wellness retreat.

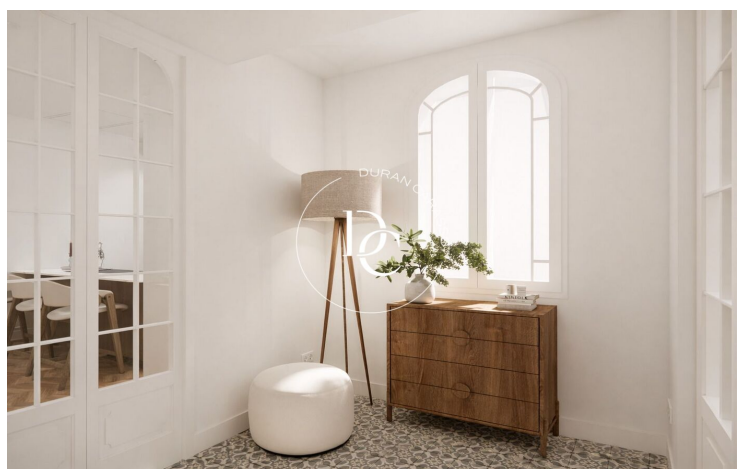
Living in Dreta de l'Eixample means enjoying one of Barcelona's most prestigious and sought-after neighborhoods, surrounded by modernist architecture, exclusive boutiques, outstanding gastronomy, and every service needed for a comfortable and cosmopolitan lifestyle.

The published images are for illustrative purposes only and correspond to references of the proposed renovation style. The floor plan reflects the intended layout of the project.

Discover the potential of a unique property in one of Barcelona's finest locations. Contact Durán Carasso for further information or to arrange a private viewing.







Plano Propuesta



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