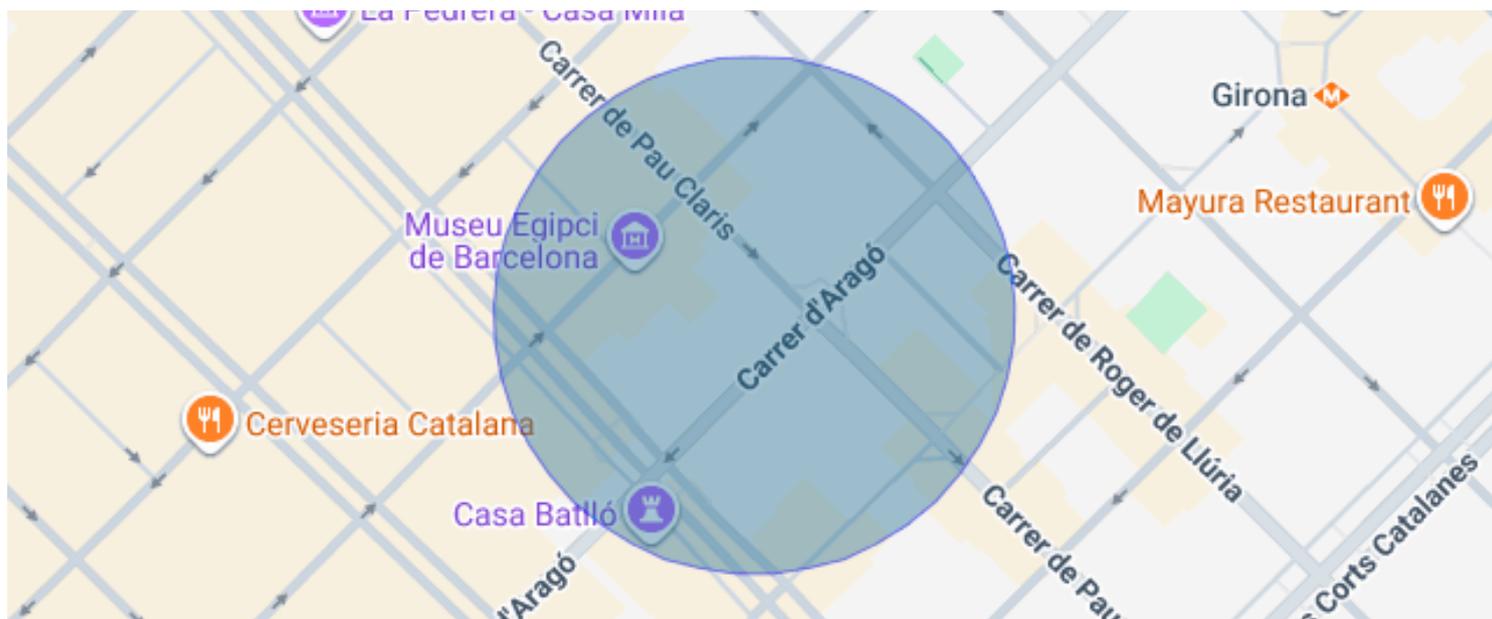




## APARTMENT FOR SALE IN A STATELY BUILDING, NEXT TO PASSEIG DE GRÀCIA

La Dreta de l'Eixample / Barcelona

<b>Price</b>	<b>€1,625,000</b>	✓ Air conditioning	✓ Heating
Sur. built	243 m <sup>2</sup>	✓ Storage	✓ Lift
Bedrooms	7	✓ Balcony	✓ Built in closets
Bathrooms	2	✓ Outside	
Energy classification	E		
Energy performance index	103.00 kw h/m <sup>2</sup> year		
Emissions rating	D		
Emissions	21.00 co/m <sup>2</sup> year		
Year of construction	1900		
Floor	2		
Actual floor	3		



## La Dreta de l'Eixample / Barcelona

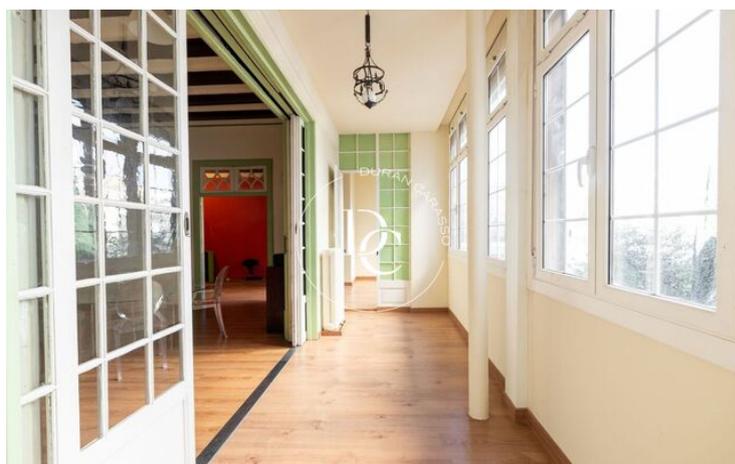
Durán Carasso presents this spectacular 243 m<sup>2</sup> stately apartment located in the heart of the Quadrat d'Or, one of the most iconic and sought-after areas of Barcelona. Just a few steps from the prestigious Passeig de Gràcia, the property is set within a classic building with a lift, preserving the charm of Barcelona's modernist architecture.

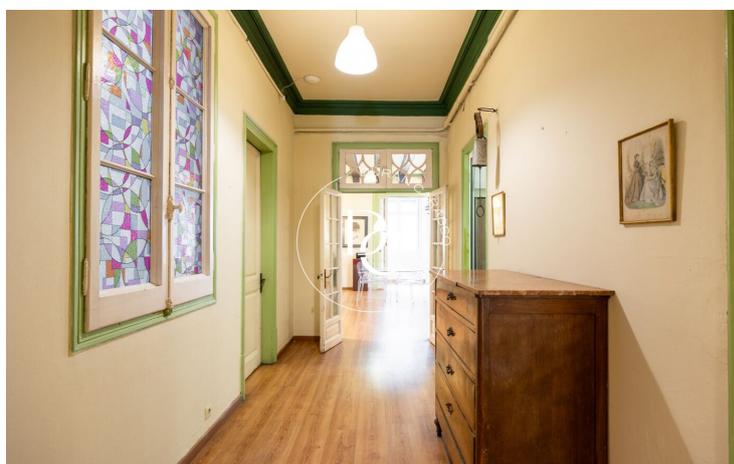
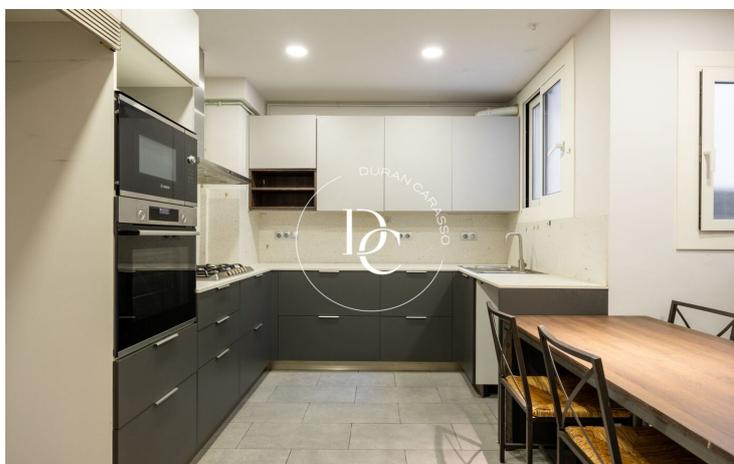
The apartment stands out for its impressive ceilings of nearly 3.5 metres in height and its abundant natural light, typical of a high-floor property. Inside, many original features have been carefully preserved, including exposed wooden beams, original carpentry with elegant sliding doors, and built-in wardrobes that add character and authenticity.

The current layout offers seven bedrooms, five of them doubles, as well as two bathrooms, one en suite. The living area is centred around a spacious and elegant lounge of over 45 m<sup>2</sup>, perfect for creating multiple living and dining environments. From here, there is access to a large gallery with wide windows that flood the space with natural light, creating a warm and inviting atmosphere throughout the day.

The property benefits from a well-balanced layout with generously sized and well-proportioned rooms, offering numerous possibilities for redistribution or renovation to suit different lifestyles. It also features a large kitchen-diner in excellent condition, heating in all rooms, and air conditioning.

Thanks to its generous size, prime location, and versatility, this property is ideal both as an exclusive residence in the city centre and as representative offices or a mixed residential-professional space. A unique property with outstanding potential in one of Barcelona's most distinguished areas. *Vive donde mereces vivir.*





The data of each property is not part of an offer or a contract. Statements made by Durán Carasso Grupo Inmobiliario, verbally or in writing, regarding the property, its condition, or its value, should not be considered accurate or factual. The photographs only show specific parts of the property as they were at the time they were taken. The dimensions, areas, and distances provided are approximate and should be verified by the client. Computer-generated images are only an indication of the possible appearance of the property and may change at any time. Information regarding a property is subject to change at any time.

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