



98 SQM FLAT WITH VIEWS FOR SALE IN LA NOVA ESQUERRA DE L'EIXAMPLE, BARCELONA

La Nova Esquerra de l'Eixample / Barcelona

Price

€650,000

Sur. built	113 m ²
Sur. util	90 m ²
Bedrooms	4
Bathrooms	2
Energy classification	E
Energy performance index	160.00 kw h/m ² year
Emissions rating	E
Emissions	33.00 co/m ² year
Year of construction	1989
Floor	2
Actual floor	2

✓ Heating

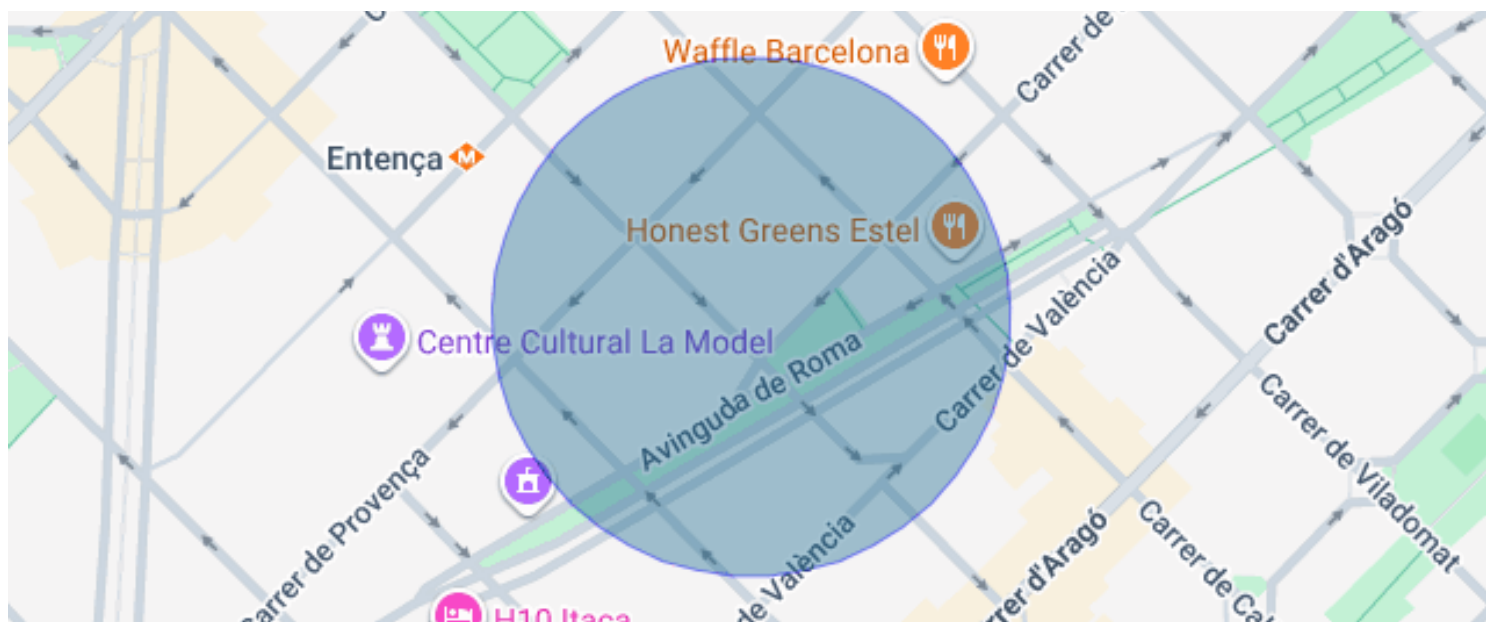
✓ Views

✓ Lift

✓ Parking

✓ Concierge

✓ Built in closets



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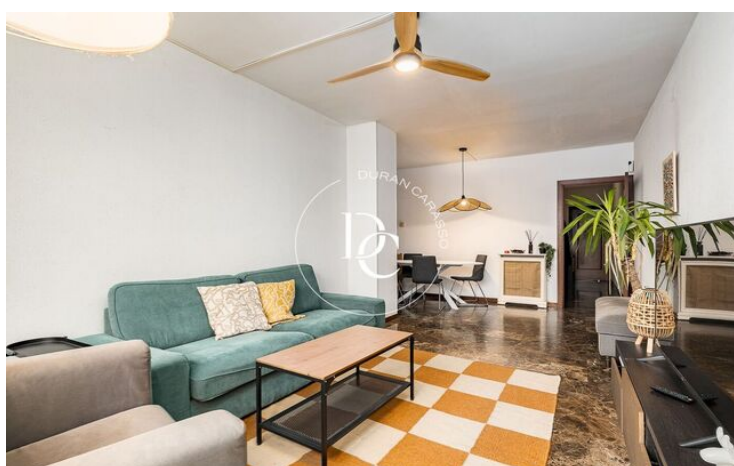
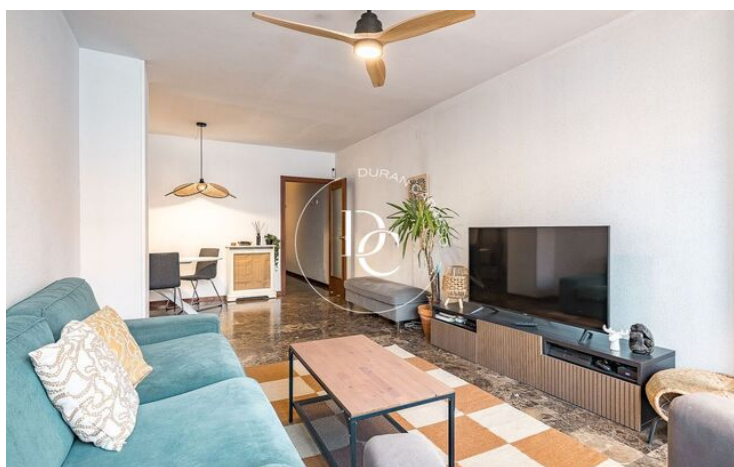
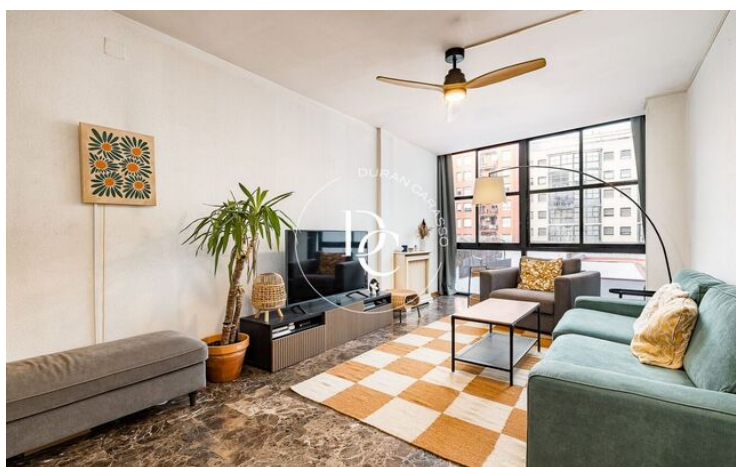
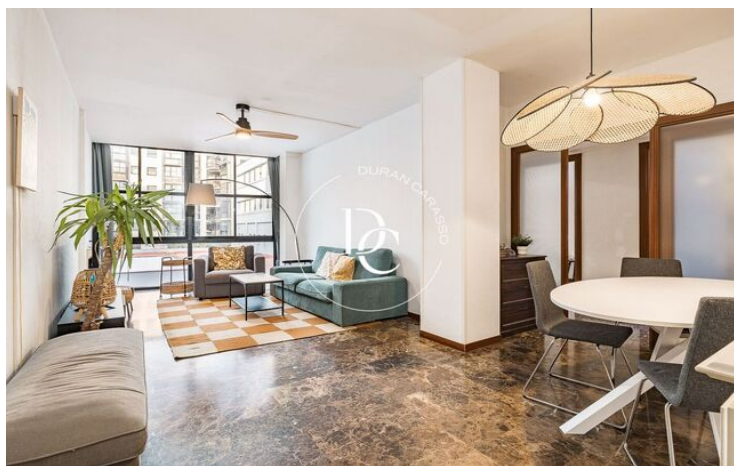
Durán Carasso presents this outstanding apartment located in one of the most sought-after areas of L'Eixample, offering the perfect balance between urban living, comfort, and quality of life. With a total area of 113 sqm and built by the renowned developer Núñez y Navarro, the property stands out for its functional layout and its setting within an area undergoing significant urban transformation.

Rocafort Street is currently being transformed into a green axis as part of the Superilla de Barcelona initiative, becoming a pedestrian-priority zone between Gran Via de les Corts Catalanes and Avinguda de Roma. This urban upgrade, focused on increasing green spaces and reducing traffic, significantly enhances both the lifestyle appeal and the investment potential of the property.

The building offers concierge service, ensuring convenience and security. Upon entering the apartment, a welcoming hall leads to an independent kitchen and a spacious living-dining room with large windows. These open onto a generous and interior courtyard, providing abundant natural light and a peaceful atmosphere rarely found in the city center.

The night area features one double bedroom and three single bedrooms, one of which is currently used as a walk-in closet, along with two full bathrooms. A practical highlight is the kitchen's dual access, connecting both the day and night areas, improving daily functionality. The property also includes a separate laundry area and gas heating throughout, ensuring year-round comfort.

The price includes a parking space within the same building, a highly valuable asset in this part of Barcelona.





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.