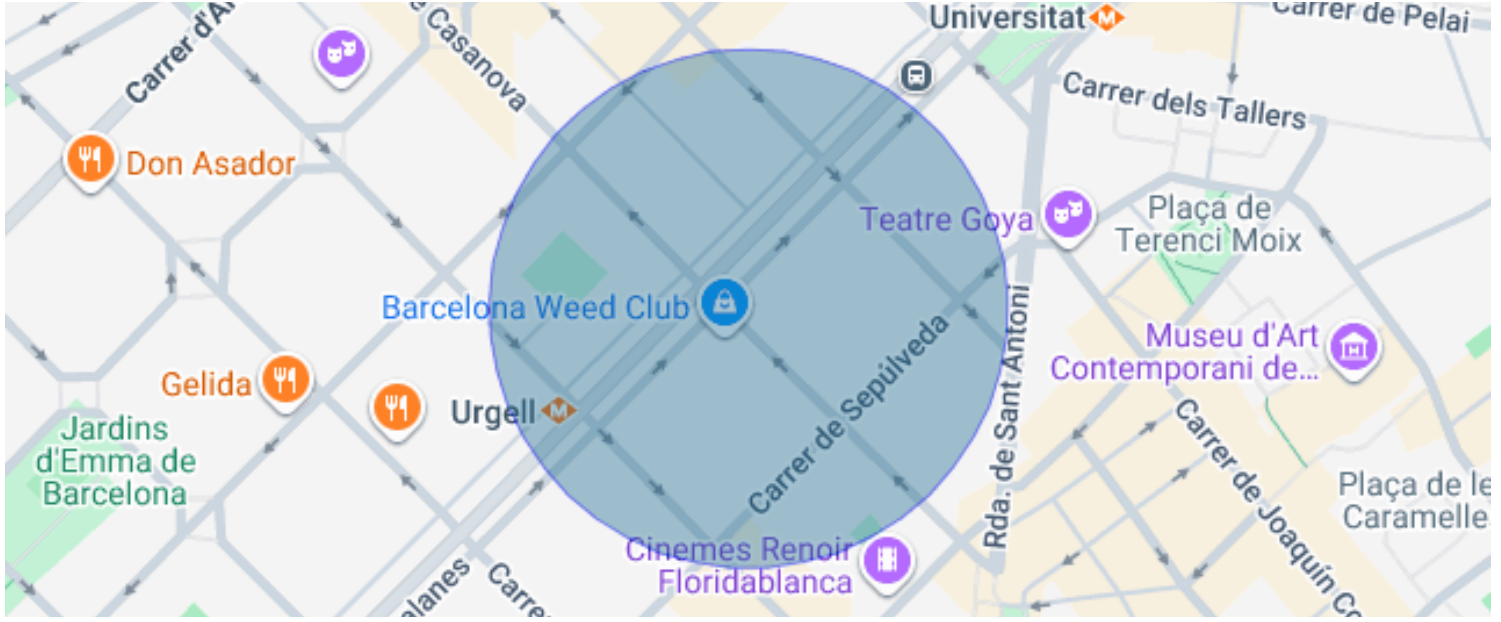




## EXCLUSIVE NEWLY RENOVATED HOME ON BARCELONA'S GRAN VÍA

La Nova Esquerra de l'Eixample / Barcelona

<b>Price</b>	<b>€1,090,000</b>	✓ Air conditioning	✓ Heating
Sur. built	161 m <sup>2</sup>	✓ Storage	✓ Lift
Sur. util	145 m <sup>2</sup>	✓ Terrace	✓ Built in closets
Bedrooms	3		
Energy classification	E		
Energy performance index	107.00 kw h/m <sup>2</sup> year		
Emissions rating	D		
Emissions	22.00 co/m <sup>2</sup> year		
Year of construction	1900		
Floor	3		
Actual floor	5		



## La Nova Esquerra de l'Eixample / Barcelona

At Durán Carasso, we present this elegant, fully renovated apartment, brand new and located on one of Barcelona's most iconic avenues: Gran Vía. A home that perfectly combines the charm of original architectural elements with modern comfort and high-quality finishes.

The renovation has carefully preserved and enhanced valuable original features such as the Catalan vaulted ceiling and original hydraulic tile floors, laid out like rugs in the living and dining areas, adding character and personality to the spaces. The original wooden windows have been meticulously restored, and the lighting has been thoughtfully designed to create warm and inviting atmospheres.

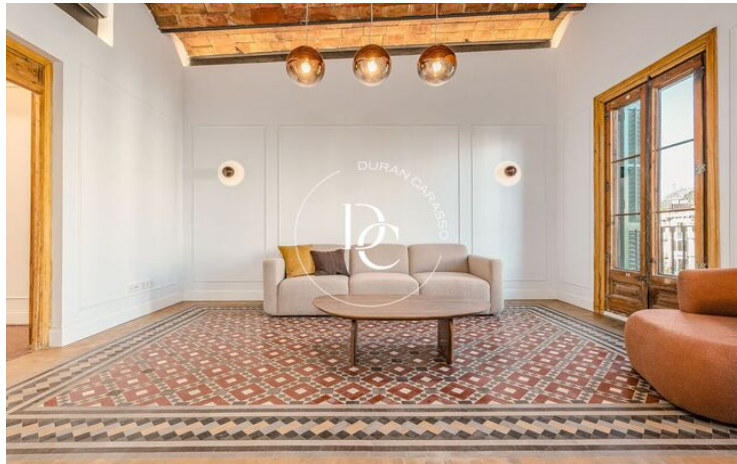
The property is equipped with ducted heating and air conditioning, ensuring maximum comfort throughout the year. The semi-open, modern and functional kitchen integrates seamlessly with the living area.

The apartment offers three bedrooms and three bathrooms: one double bedroom, one suite, and a spacious master suite.

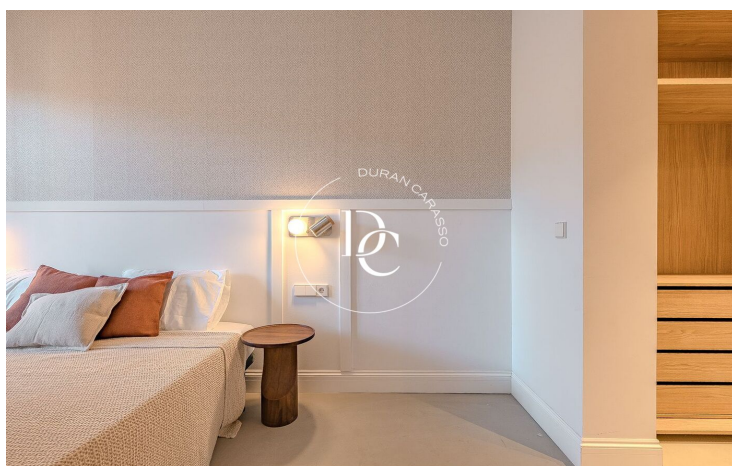
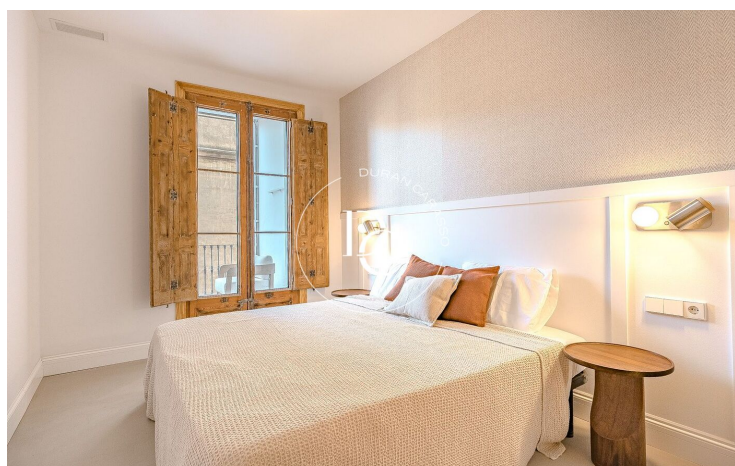
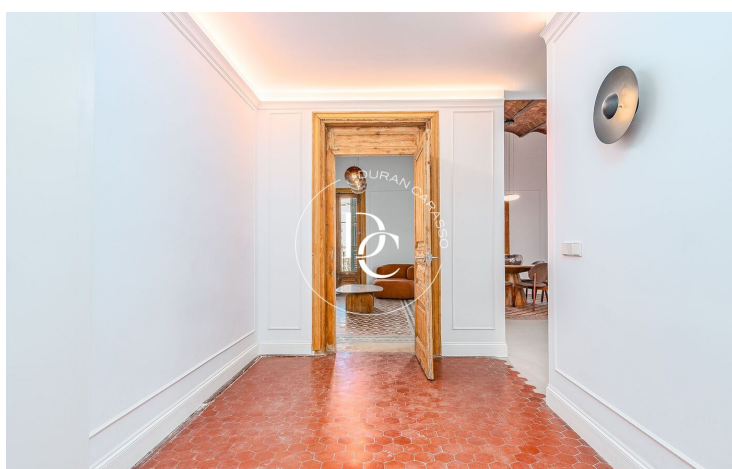
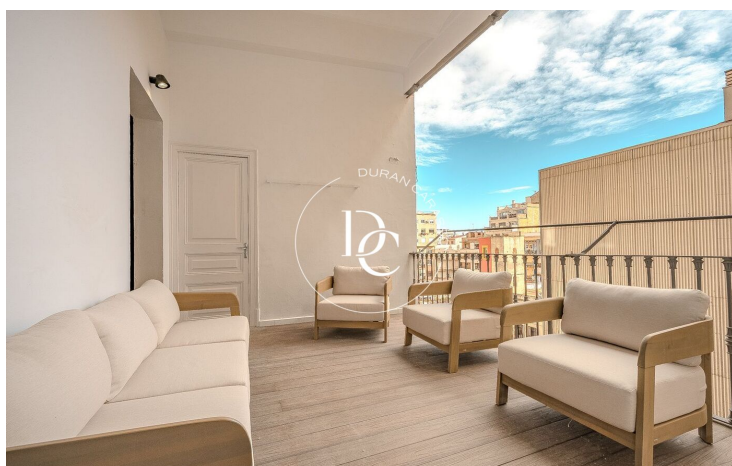
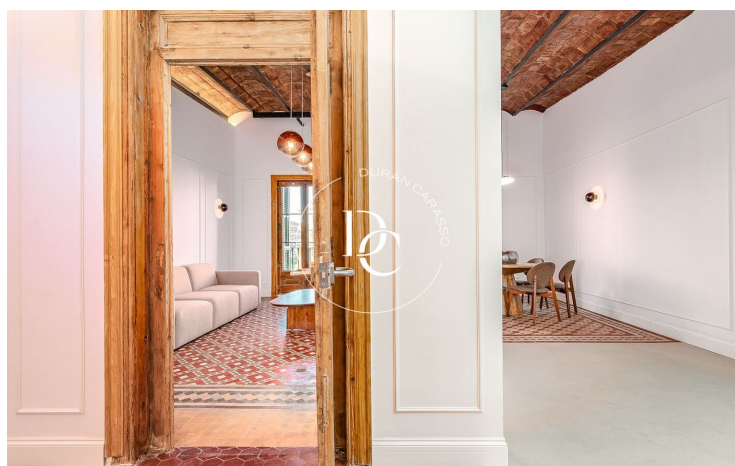
Both suites have direct access to a pleasant terrace, which also features a practical storage room.

An ideal property for those seeking to live in the heart of the city, with excellent transport connections, all services within easy reach, and without giving up the charm of a home full of history and design.









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.