

## APARTMENT WITH TERRACE IN LA NOVA ESQUERRA DE L'EIXAMPLE, BARCELONA

La Nova Esquerra de l'Eixample / Barcelona

**Price** €593,000

Sur. built 94 m<sup>2</sup>

Bedrooms 3

Bathrooms 2

Energy classification E

Energy performance index 163.00 kw h/m<sup>2</sup> year

Emissions rating E

Emissions 32.00 co/m<sup>2</sup> year

Year of construction 1966

Floor 8

Actual floor 8

✓ Air conditioning

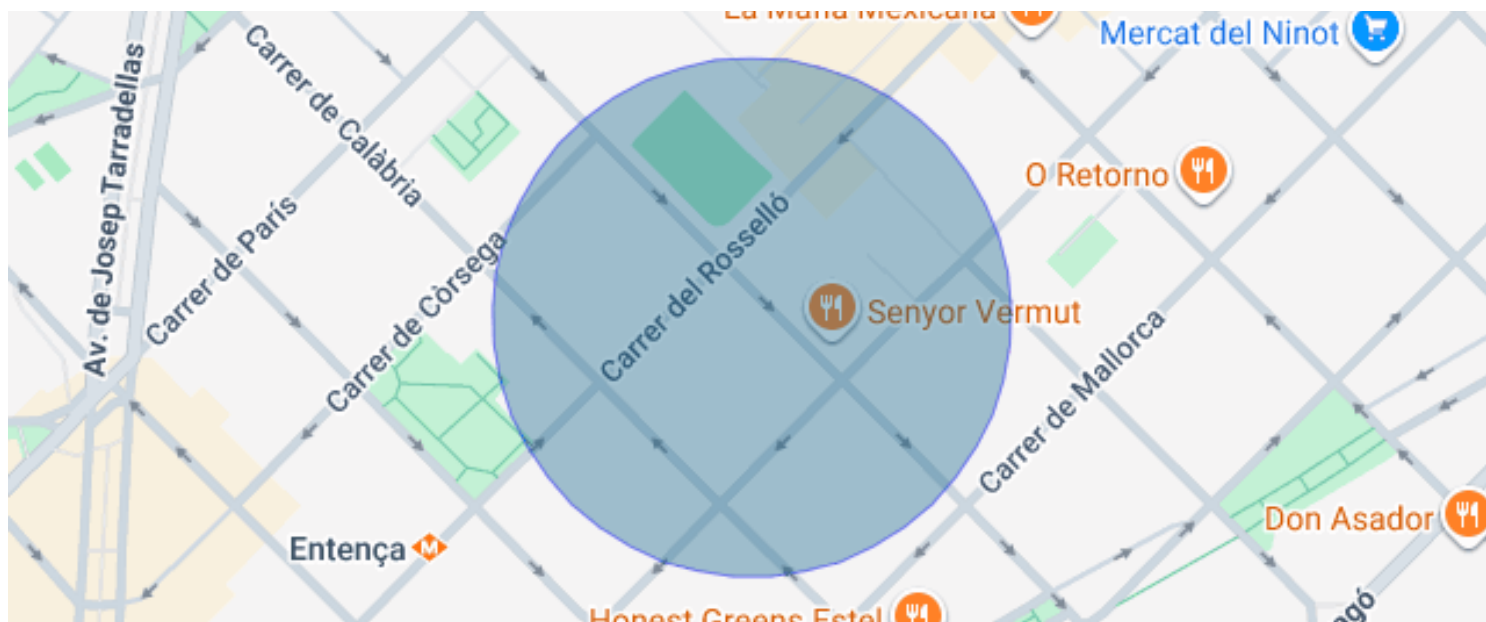
✓ Views

✓ Terrace

✓ Heating

✓ Lift

✓ Outside



## La Nova Esquerra de l'Eixample / Barcelona

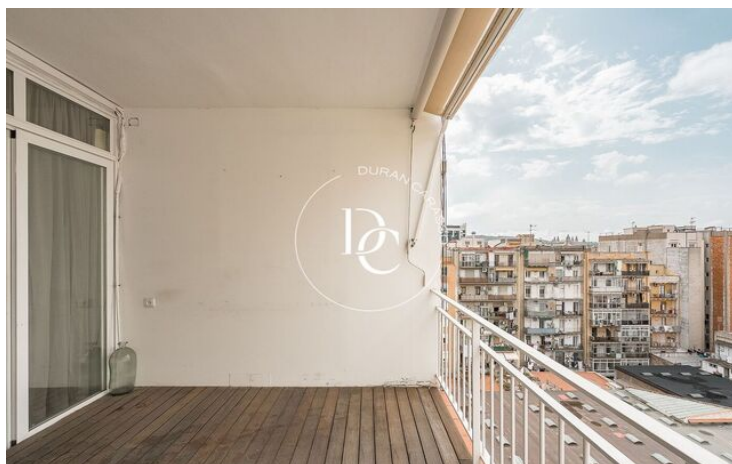
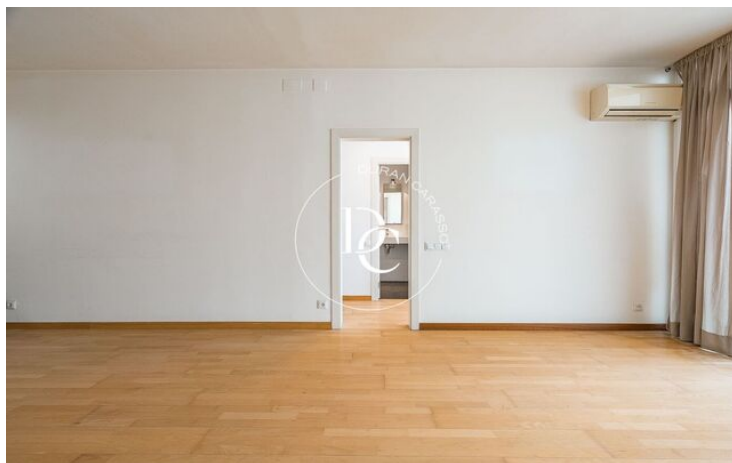
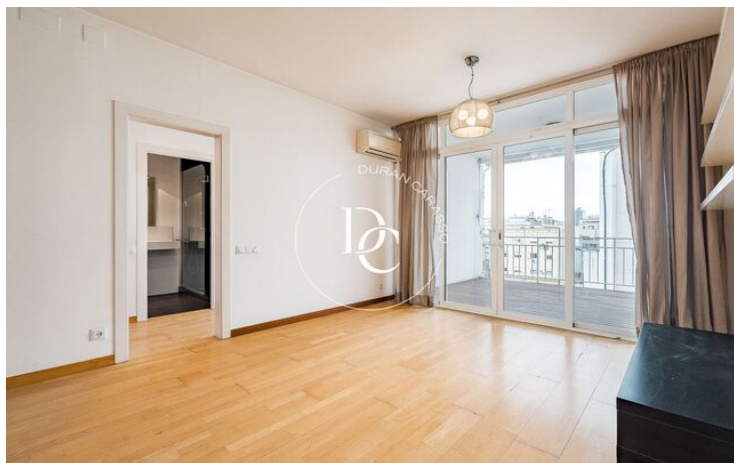
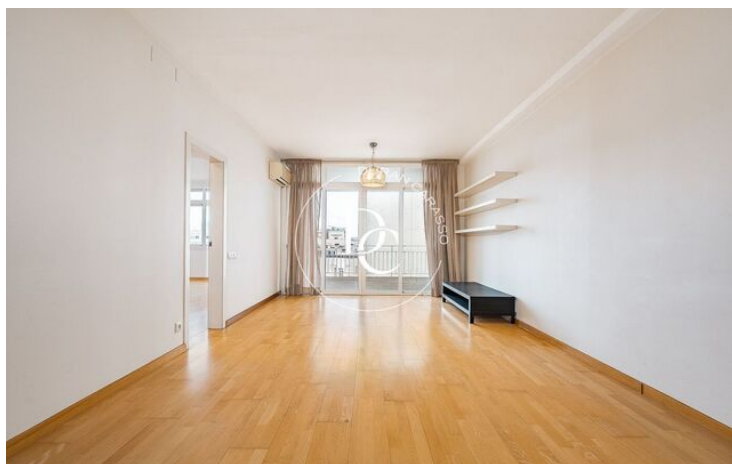
Durán Carasso presents this beautiful 97 sqm penthouse located in one of Barcelona's most established and sought-after areas, just steps from the Escola Industrial and Hospital Clínic de Barcelona.

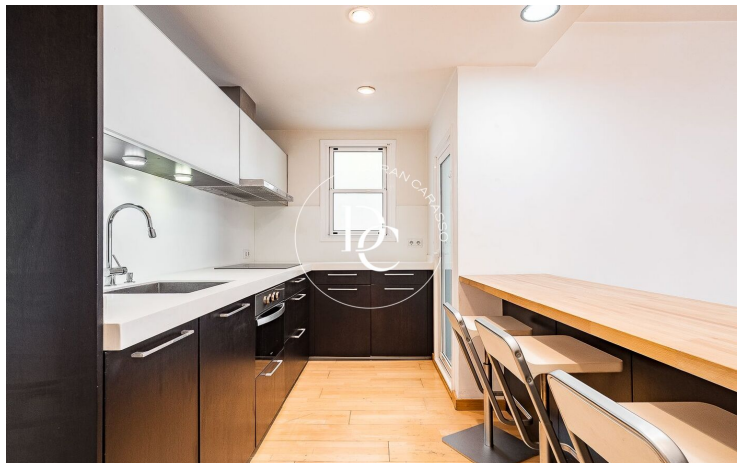
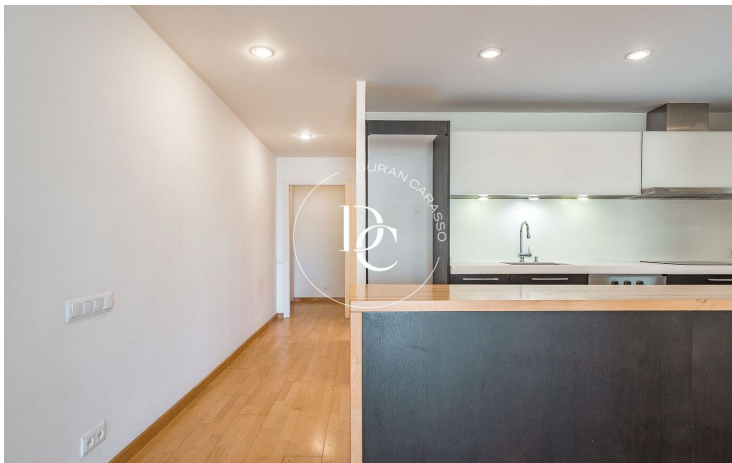
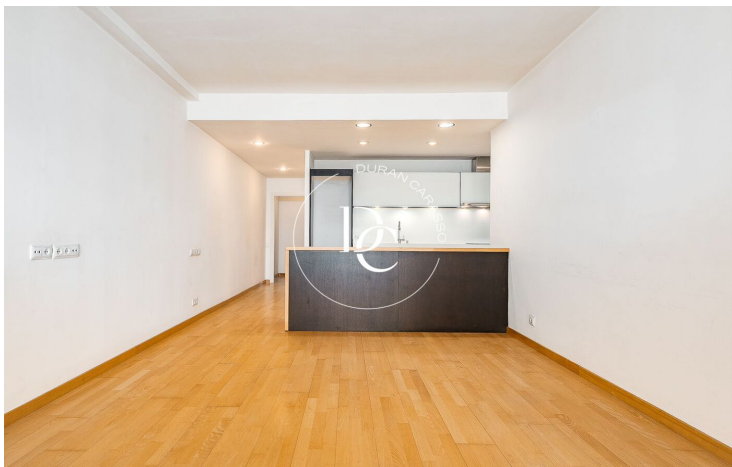
The property stands out for its well-designed layout and excellent natural light, creating a bright and comfortable living environment throughout. The daytime area features a cozy living-dining room with an open-plan, fully equipped kitchen, designed as a modern and functional space. It also includes a separate utility area and direct access to a pleasant terrace at the same level, perfect for enjoying outdoor moments in privacy.

The night area consists of two spacious and bright bedrooms, along with a separate office ideal for remote work or study. The apartment also includes two full bathrooms, adding convenience and flexibility.

Key features include parquet flooring, aluminum exterior carpentry and an air conditioning system with heat pump, ensuring comfort all year round.

Located in a well-maintained building with two lifts, this penthouse is a great opportunity for those looking for a bright home with outdoor space in a strategic area of Barcelona. *Vive donde mereces vivir.*





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