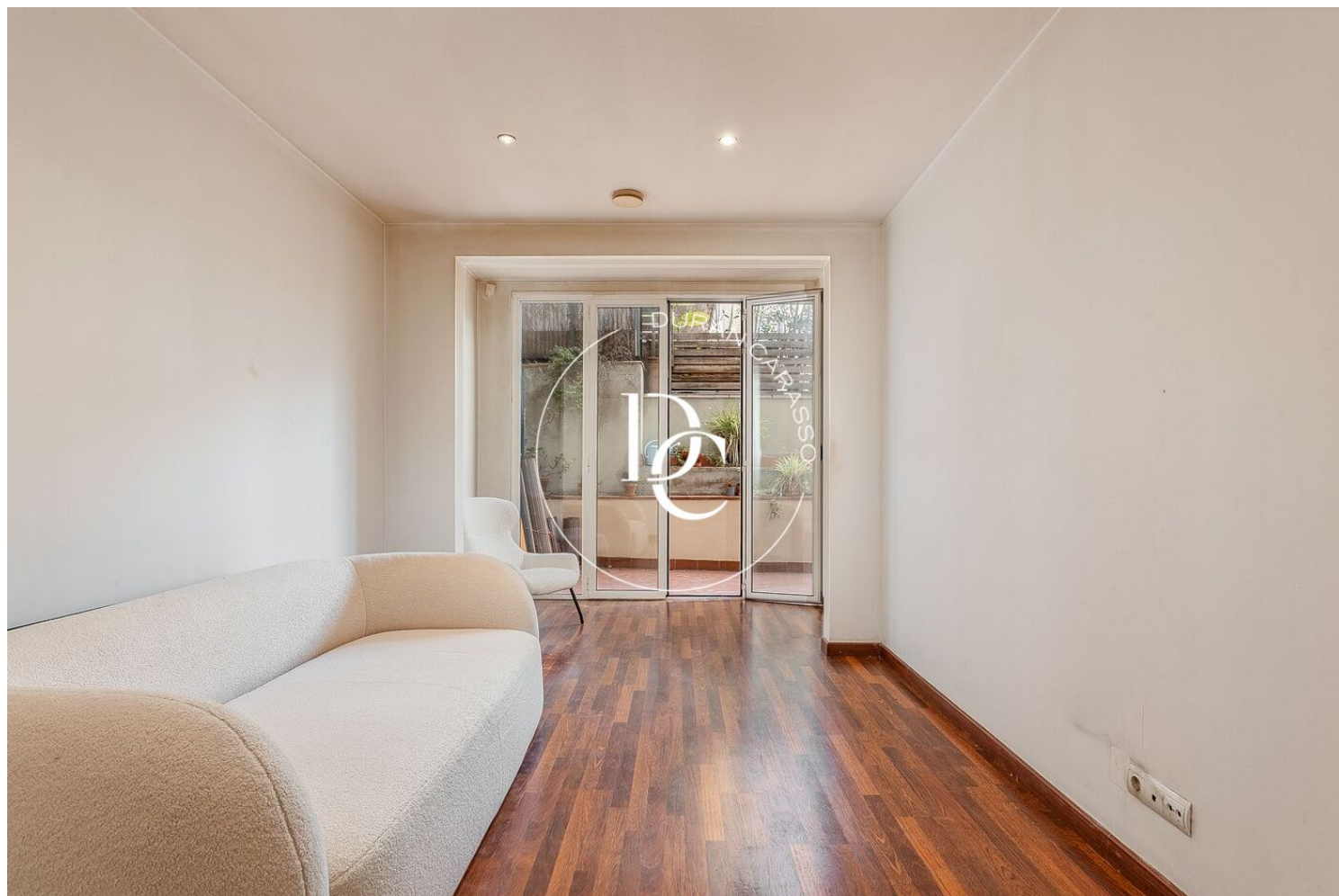




FLAT FOR SALE IN L'ANTIGA ESQUERRA DE L'EIXAMPLE, BARCELONA

L'Antiga Esquerra de l'Eixample / Barcelona

Price

€690,000

Sur. built	142 m²
Bedrooms	4
Bathrooms	2
Energy classification	E
Energy performance index	207.00 kw h/m² year
Emissions rating	E
Emissions	35.00 co/m² year
Year of construction	1930
Floor	en

✓ Air conditioning

✓ Terrace

✓ Outside

✓ Lift

✓ Balcony



L'Antiga Esquerra de l'Eixample / Barcelona

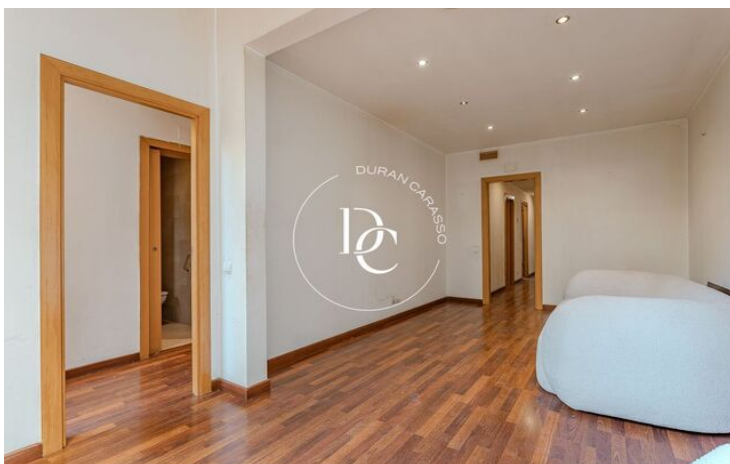
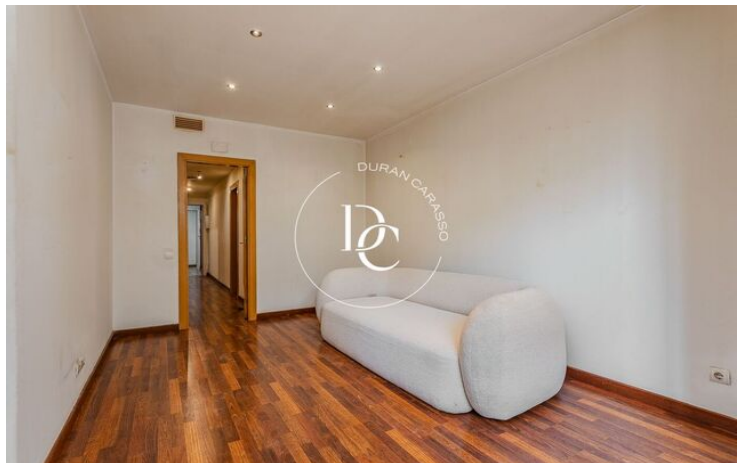
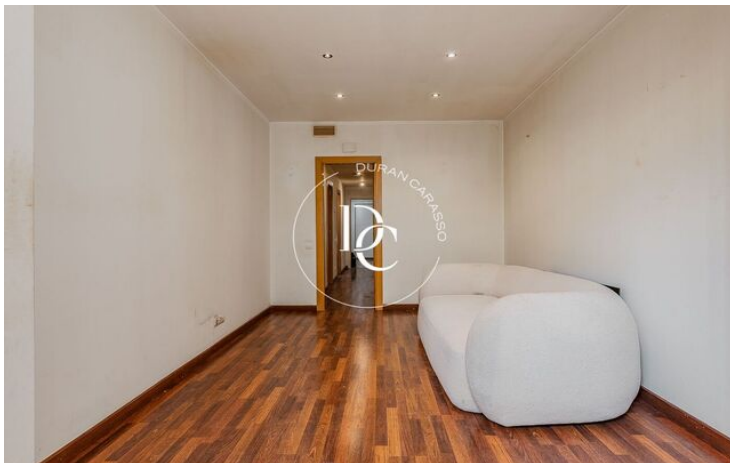
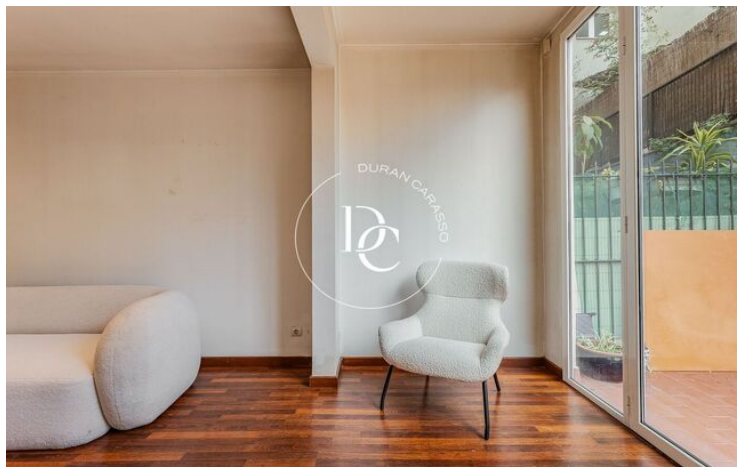
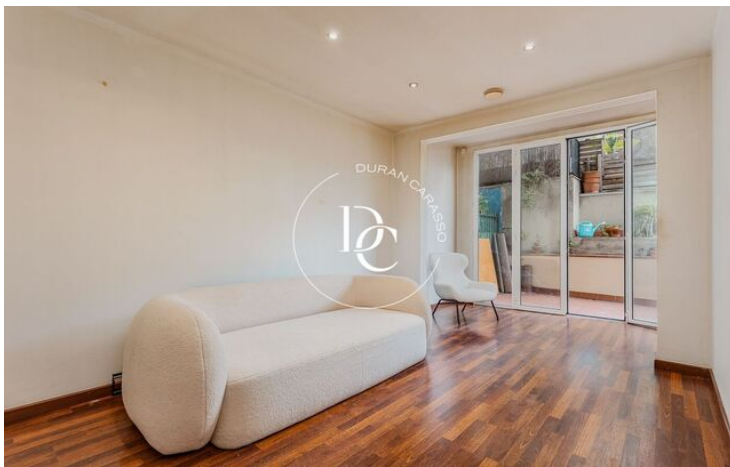
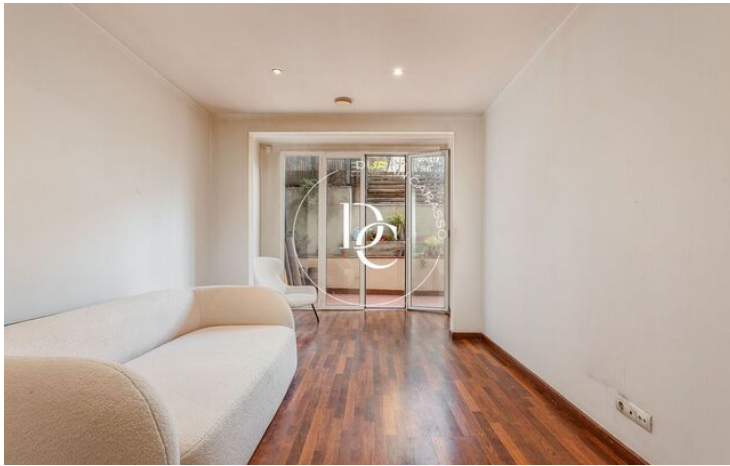
Durán Carasso exclusively presents this magnificent apartment in Esquerra de l'Eixample — an exceptional opportunity both for living and investing, thanks to its strong potential for appreciation. Set in an elegant 1920s classic building, just steps away from Avinguda Diagonal and Francesc Macià Square, this property enjoys a privileged location in one of Barcelona's most sought-after areas.

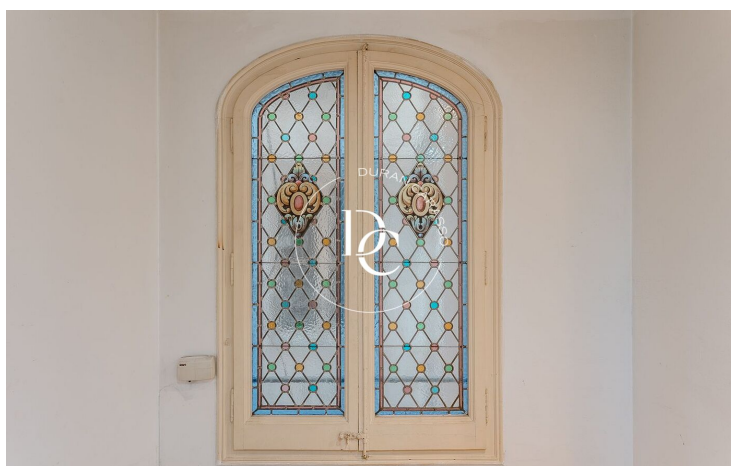
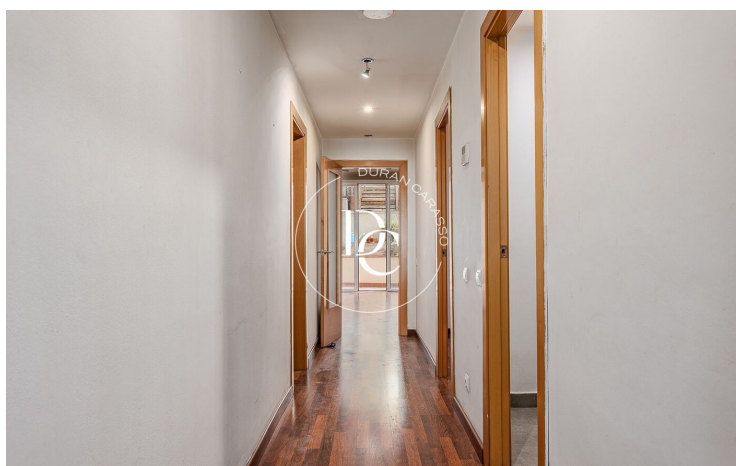
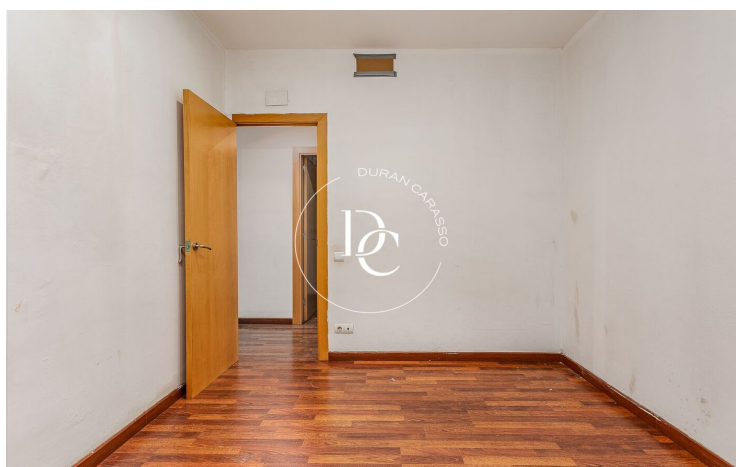
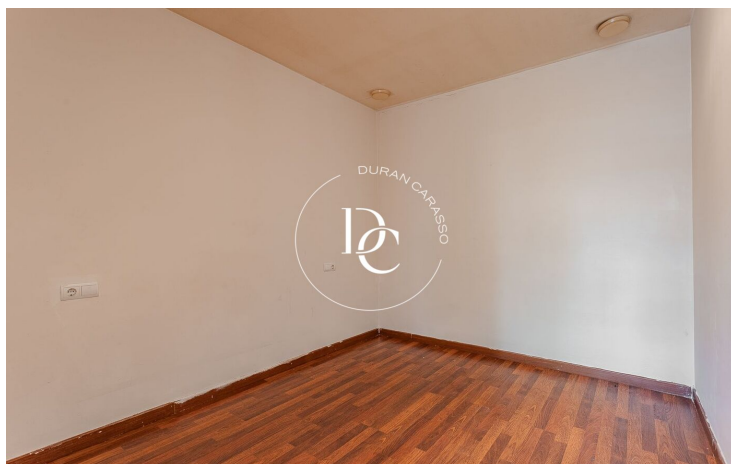
Esquerra de l'Eixample embodies the essence of quality urban living, combining local shops with top-tier commercial areas, a rich variety of dining and leisure options, excellent schools, and an outstanding public transport network with metro (L5 - Hospital Clínic), buses, and rail connections (L6, L7, S1 - Provença).

The apartment offers a total area of 143 m², including 130 m² of living space and a 13 m² terrace. Its current layout includes four bedrooms — two on each side of the central hall —, two bathrooms, an open-plan kitchen and living-dining room, a storage area, and a charming terrace at the end of the living space. Its balanced and versatile floor plan allows for multiple redistribution possibilities, even enabling an independent professional area if desired.

A perfect option for those seeking a home in the heart of Barcelona or a safe investment with immediate rental income. Purchase price does not include taxes, notary, or registry fees.

Vive donde mereces vivir.





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