



EXCLUSIVE APARTMENT FOR SALE IN L'ESQUERRA DE L'EIXAMPLE

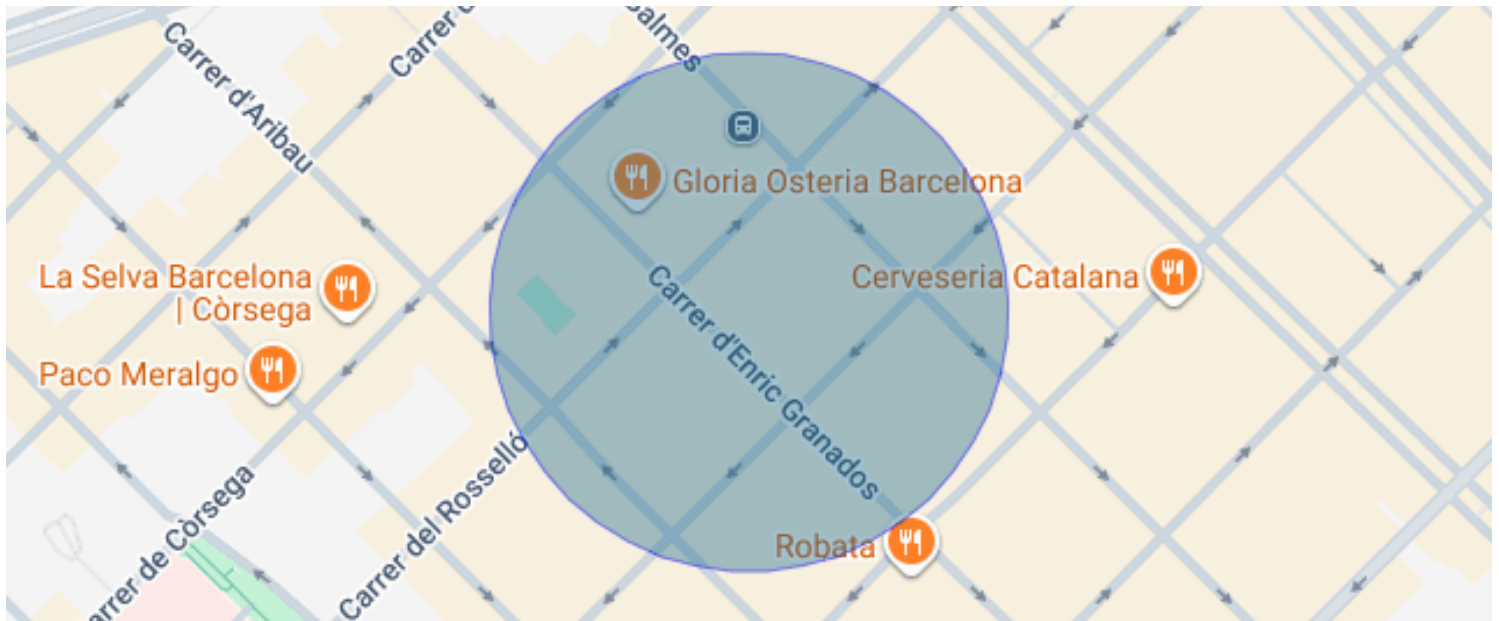
L'Antiga Esquerra de l'Eixample / Barcelona

Price

€1,420,000

Sur. built	169 m²
Bedrooms	3
Bathrooms	4
Energy classification	E
Energy performance index	201.00 kw h/m² year
Emissions rating	E
Emissions	42.00 co/m² year
Year of construction	1960
Floor	2
Actual floor	3

✓ Air conditioning	✓ Heating
✓ Views	✓ Lift
✓ Fireplace	✓ Terrace
✓ Concierge	✓ Balcony
✓ Built in closets	✓ Outside



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This magnificent property is located on one of Barcelona's most iconic and sought-after streets, Enric Granados, in a building in perfect condition with an elevator, concierge service, and approved ITE (Technical Building Inspection). Completely renovated and brand new, it combines the classic charm of the Eixample with contemporary finishes of the highest quality. Thanks to its east-west orientation and exterior character, the property enjoys abundant natural light throughout the day.

With a surface area of 173 m², the property offers a functional layout that clearly differentiates the living area from the sleeping area. A spacious entrance hall leads to a generously proportioned living-dining room, presided over by a fireplace and large windows that open onto an 8.5 m² terrace with pleasant views of Enric Granados. The separate kitchen, fully equipped with high-end appliances, connects to a breakfast nook and a separate laundry room. The sleeping area has three spacious suites, all with private bathrooms, as well as a guest toilet. The master suite has an elegant dressing room and access to a balcony facing the quiet courtyard.

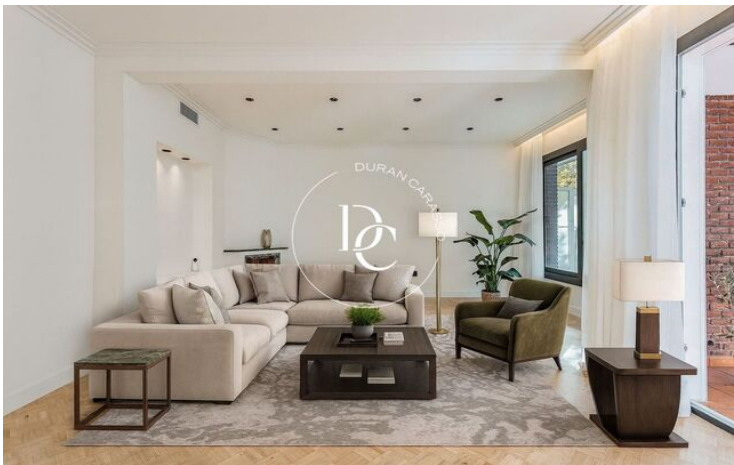
The renovation has been carried out with exceptional attention to detail, incorporating reclaimed natural parquet flooring, Climalit aluminum windows, ducted air conditioning, energy-efficient carpentry, and bathrooms with luxury finishes. All electrical, plumbing, and air conditioning systems have been completely renovated, ensuring maximum comfort and efficiency.

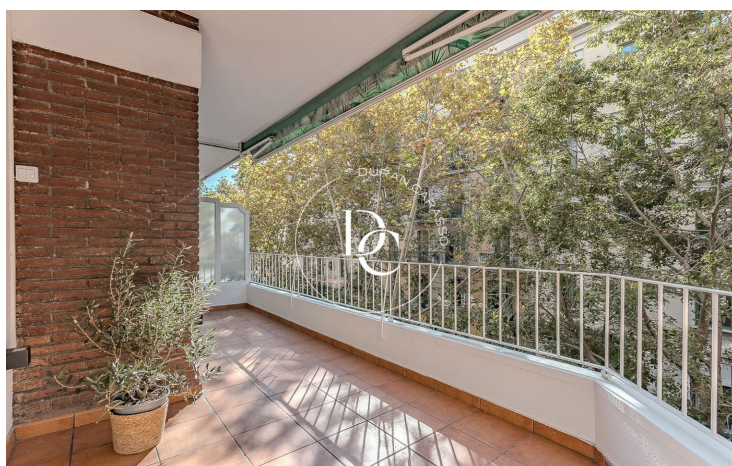
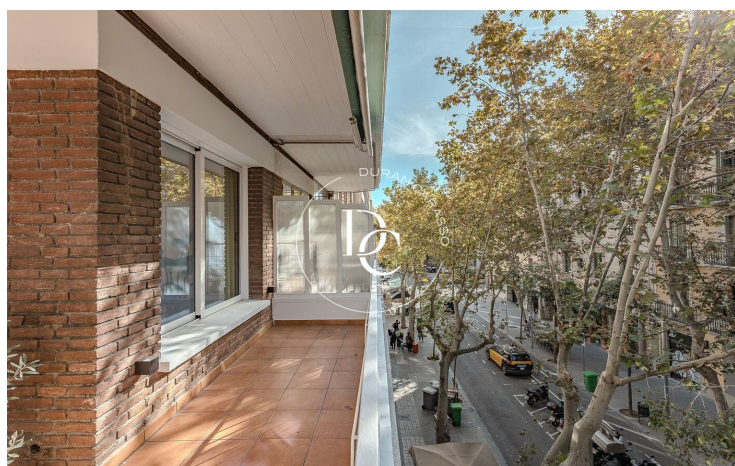
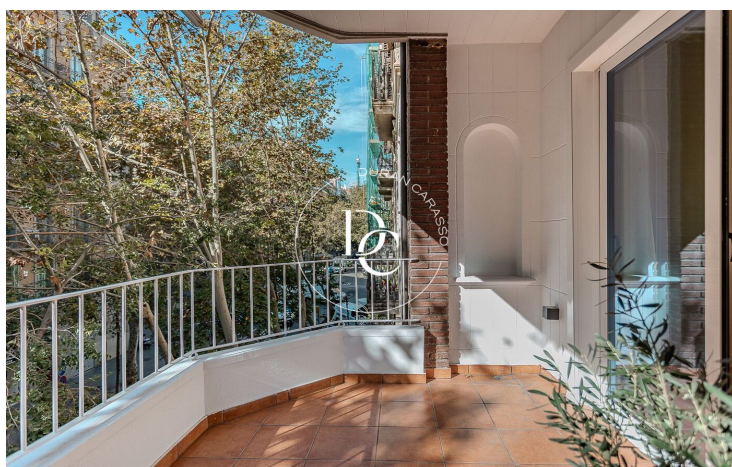
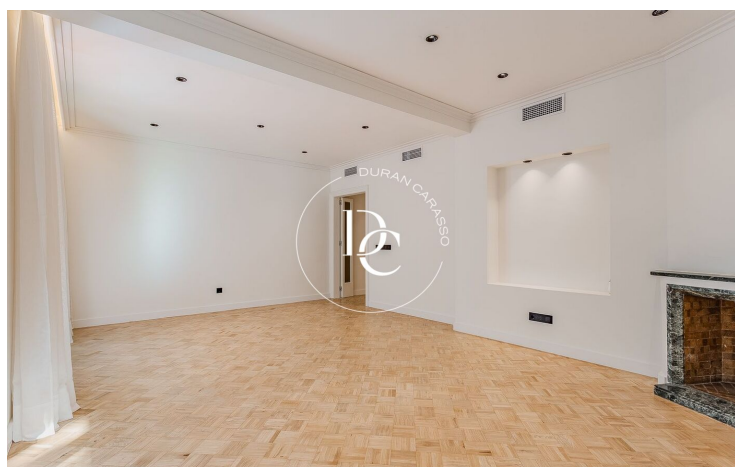
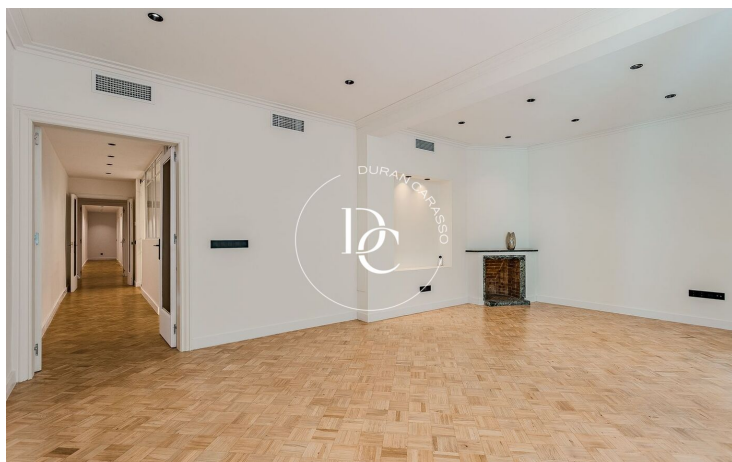
Located in a prime location in the Eixample district, Enric Granados is one of the most desirable streets in the city. Its quiet, tree-lined atmosphere is combined with a vibrant selection of restaurants, boutiques, art galleries, and charming cafés. Just a few steps from Rambla Catalunya and Passeig de Gràcia, the area has excellent metro, bus, and train connections, offering a sophisticated and practical lifestyle in the heart of Barcelona.

A unique property, ready to move into, combining elegance, comfort, and an unbeatable location.

Contact Durán Carasso for more information or to arrange a viewing.

Live where you deserve to live.





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