

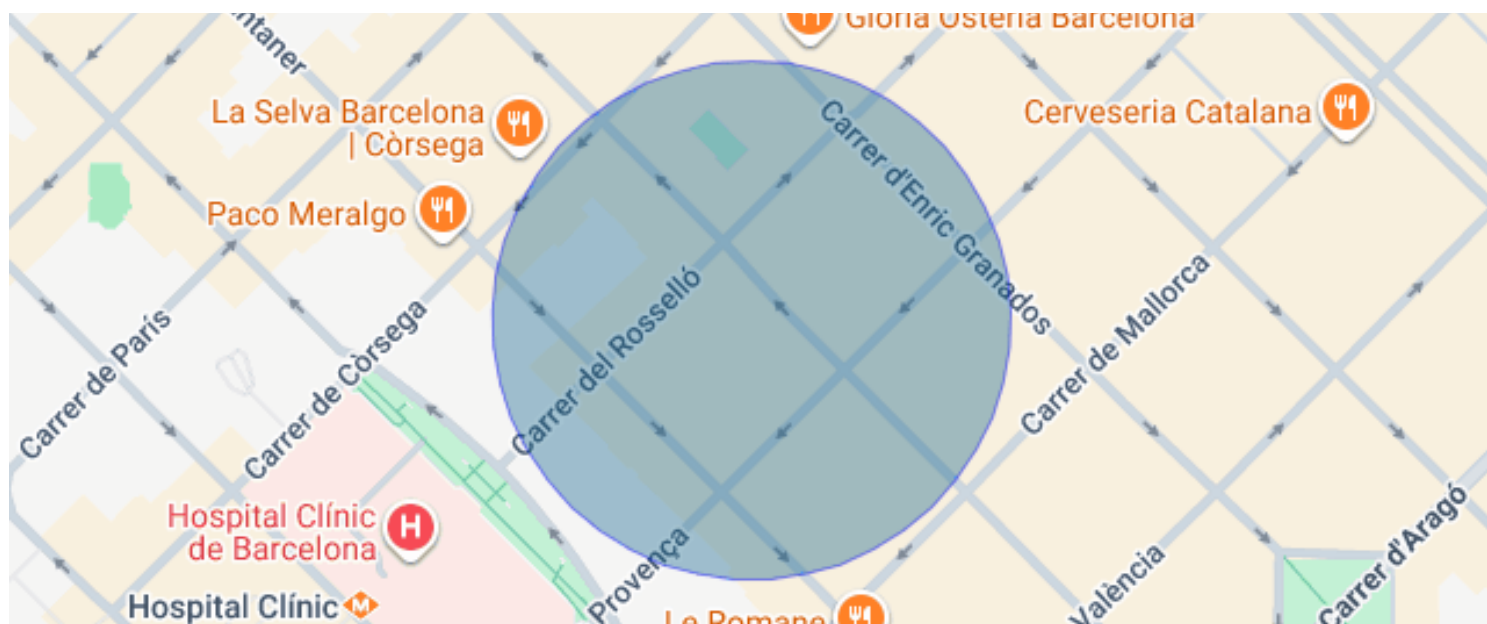


APARTMENT FOR SALE IN L'ESQUERRA DE L'EIXAMPLE, BARCELONA

L'Antiga Esquerra de l'Eixample / Barcelona

Price	€1,096,000
Sur. built	169 m²
Sur. util	151 m²
Bedrooms	5
Bathrooms	3
Energy classification	E
Energy performance index	100.00 kw h/m² year
Emissions rating	E
Emissions	19.00 co/m² year
Year of construction	1976
Floor	3
Actual floor	3

- | | |
|--------------------|-----------|
| ✓ Air conditioning | ✓ Heating |
| ✓ Views | ✓ Lift |
| ✓ Parking | ✓ Terrace |
| ✓ Concierge | ✓ Balcony |
| ✓ Built in closets | ✓ Outside |



L'Antiga Esquerra de l'Eixample / Barcelona

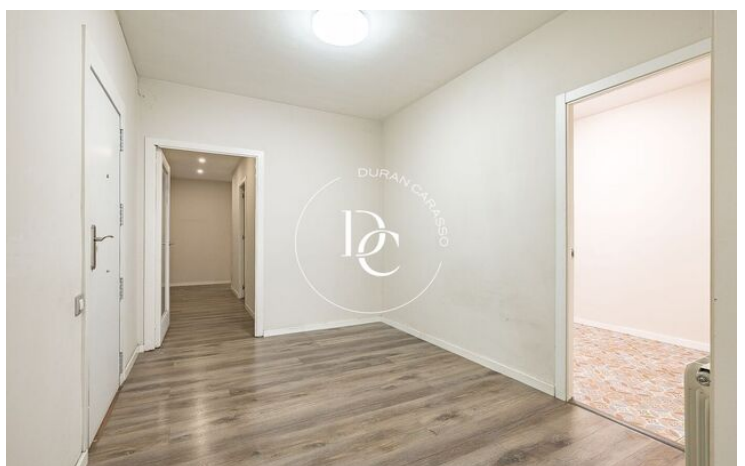
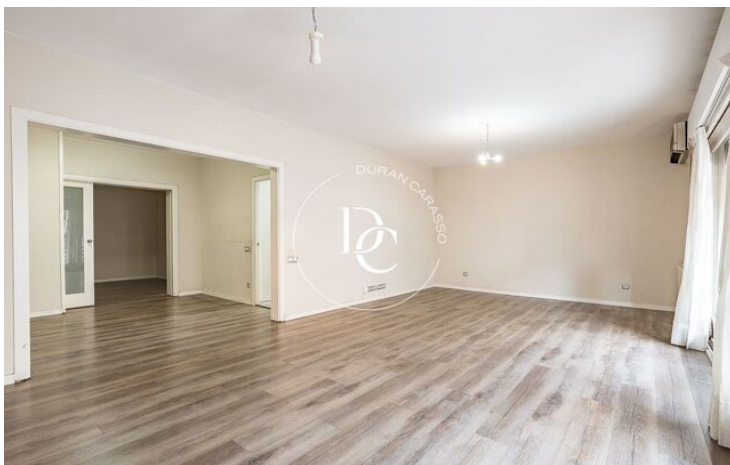
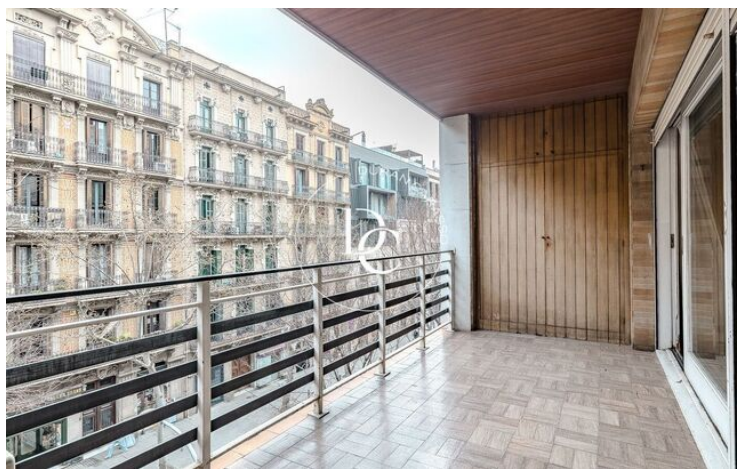
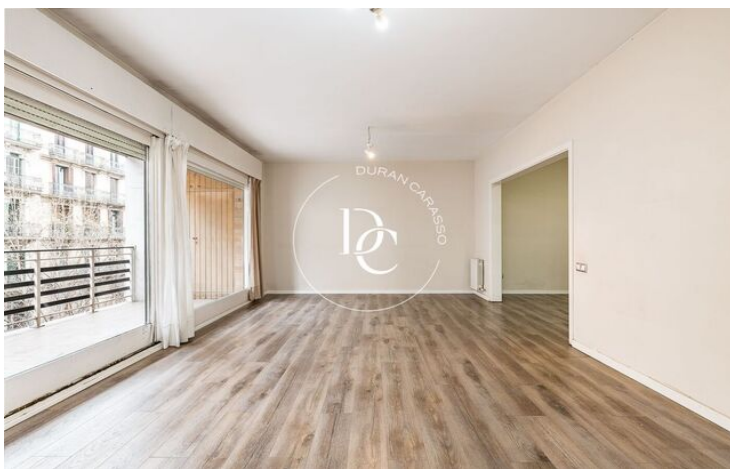
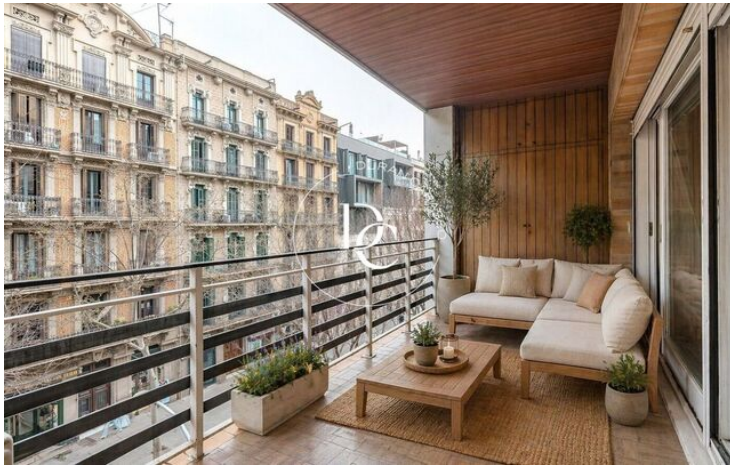
In one of the most established and central areas of Eixample Esquerra, this fabulous 154 m² apartment to renovate is located on a true third floor. A property with great potential that stands out for its spacious rooms, functional layout, and the many possibilities it offers to adapt it to different lifestyles.

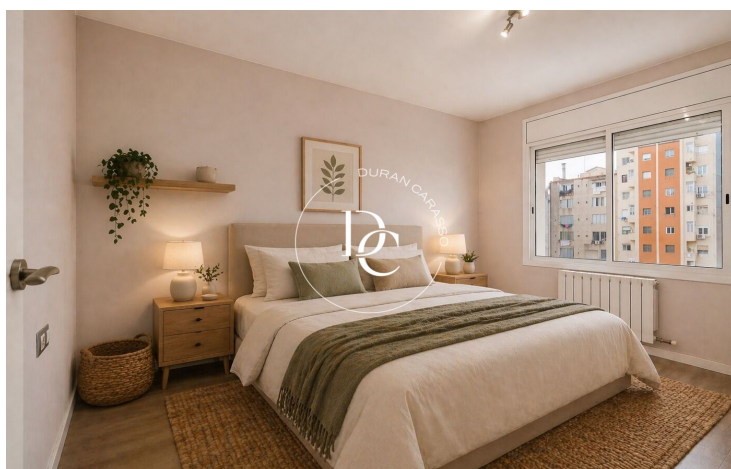
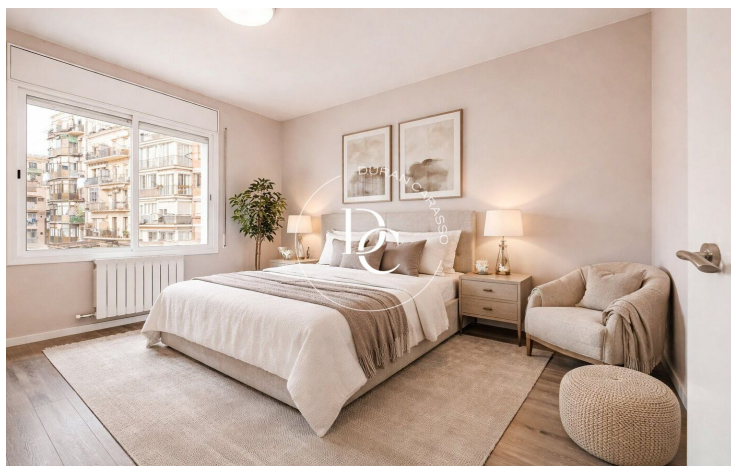
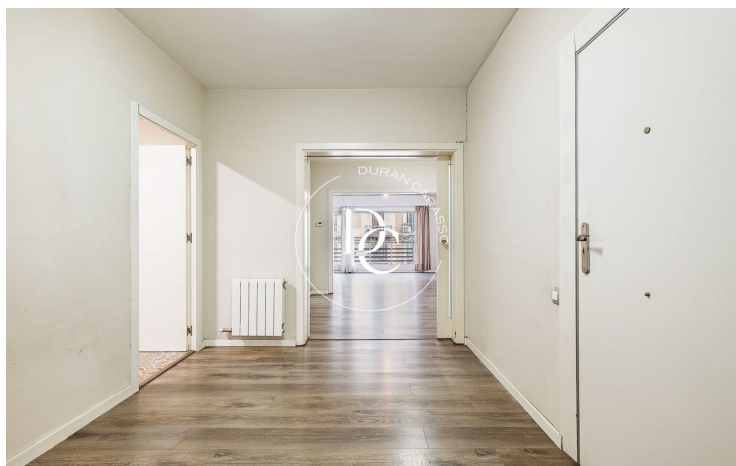
The property features a spectacular living–dining room, bright and generously sized, allowing for the creation of different living areas. Its dimensions make it the perfect space for everyday living, family gatherings, or moments of relaxation. It is complemented by a 14 m² terrace with two large side wardrobes, providing additional storage space. The separate eat-in kitchen (office style) offers a large, comfortable, and functional space for everyday dining. Next to the kitchen, there is a spacious utility/laundry area, ideal for keeping the service area of the home well organized.

The night area consists of four large bedrooms, two of them double and facing the interior block courtyard, allowing for maximum tranquility as well as good sunlight and natural light. The other two bedrooms are also spacious and overlook an interior patio. The property also includes a fifth service bedroom with its own bathroom, which can be used as an auxiliary bedroom, office, or independent area. In total, the property has two full bathrooms and one service bathroom.

This is a home designed for those seeking space, comfort, and a prime location, with the opportunity to create a custom home in the heart of the Eixample.

Includes a magnificent parking space with direct access in the same building.





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.