

## LUXURY FLAT FOR SALE IN PASSEIG DE GRÀCIA

L'Antiga Esquerra de l'Eixample / Barcelona

<b>Price</b>	<b>€1,100,000</b>	✓ Air conditioning	✓ Heating
Sur. built	90 m <sup>2</sup>	✓ Views	✓ Storage
Bedrooms	2	✓ Lift	✓ Security
Bathrooms	2	✓ Parking	✓ Concierge
Energy classification	Pending	✓ Built in closets	✓ Outside
Emissions rating	Pending		
Year of construction	2006		
Floor	4		
Actual floor	4		



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Durán Carasso presents this elegant 90 sqm apartment located in a contemporary building designed by renowned architect Carlos Ferrater, on Passeig de Gràcia, just steps from landmarks such as La Pedrera and Casa Batlló.

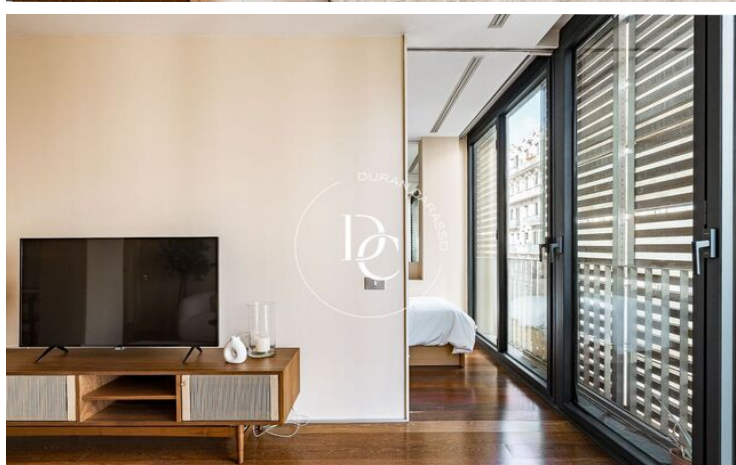
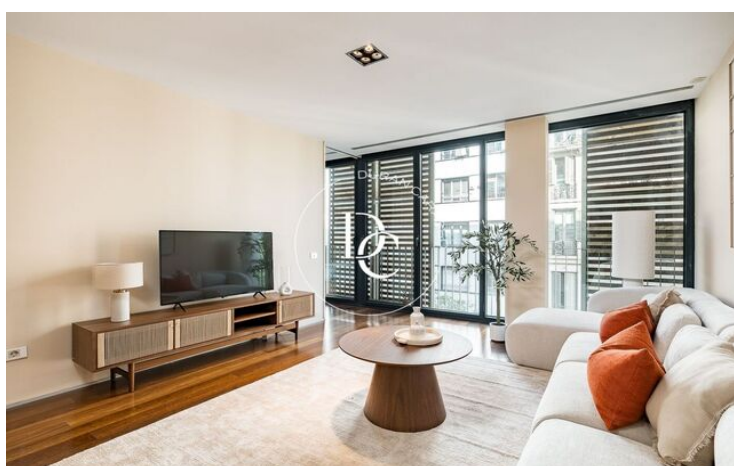
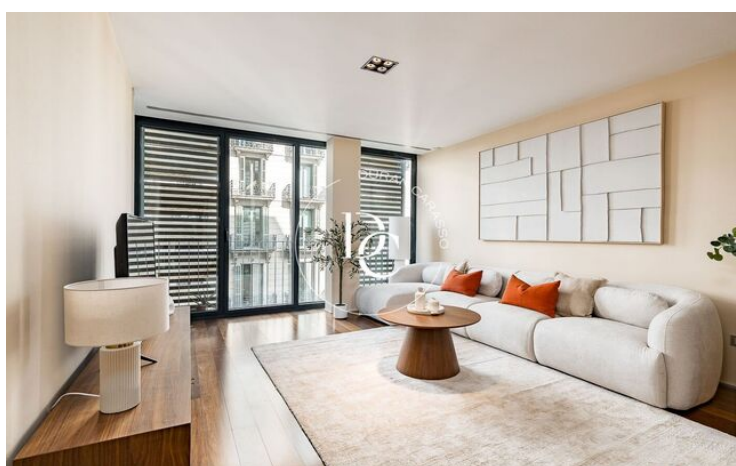
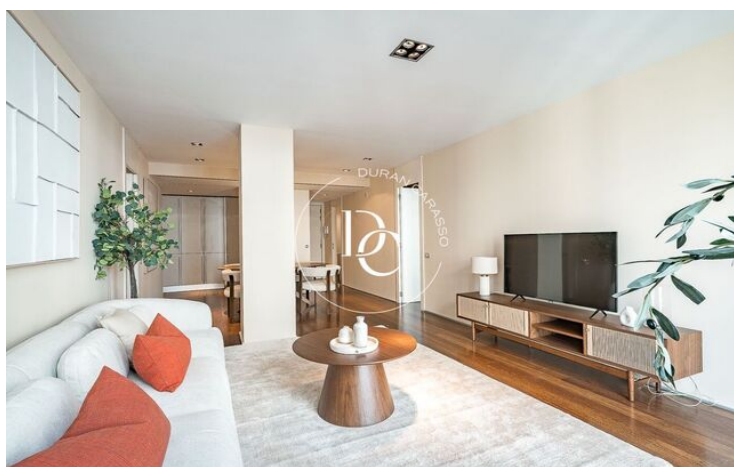
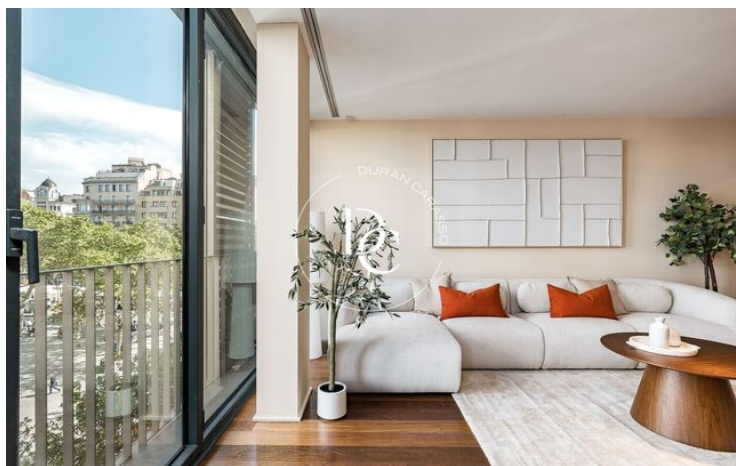
The property features a bright and spacious living area that combines the living and dining room, creating a comfortable and functional environment. The modern kitchen is fully equipped and complemented by a separate laundry area.

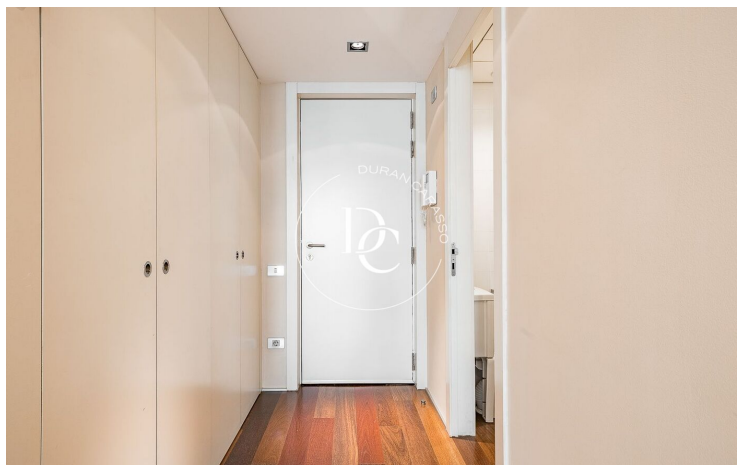
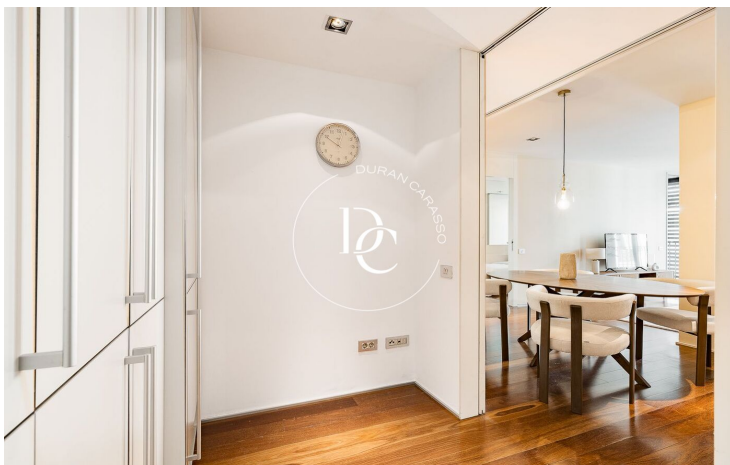
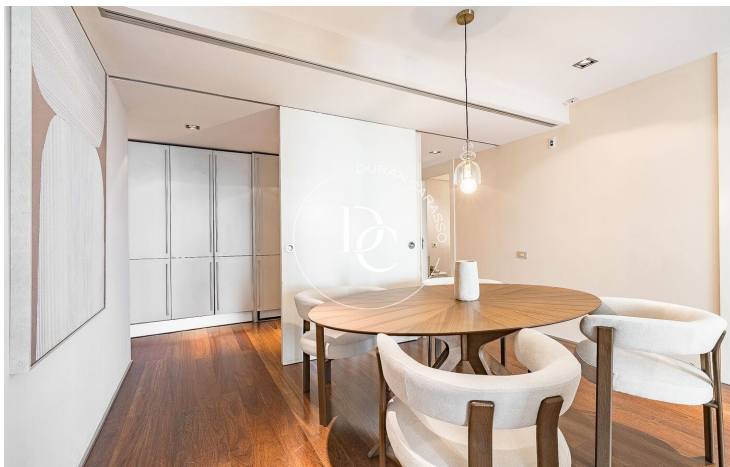
The night area includes two bedrooms. The main bedroom is an en-suite, designed for comfort and privacy. The second bedroom is versatile and can be used as a guest room, office or additional bedroom, and includes its own dressing area. A second full bathroom completes the layout.

The kitchen is fitted with appliances from Gaggenau, seamlessly integrated. The apartment is in excellent condition and includes air conditioning, heating and wooden floors.

The property also benefits from open views and a prime location. The building offers a security service, and the apartment includes a parking space and storage room.

A great opportunity to live in one of Barcelona's most sought-after areas with all modern comforts. *Vive donde mereces vivir.*





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