

## DUPLEX FOR SALE IN GRÀCIA, BARCELONA

Vila de Gràcia / Barcelona

### Price

€439,000

Sur. built	150 m²
Sur. util	130 m²
Bedrooms	4
Bathrooms	2
Energy classification	Pending
Emissions rating	Pending
Floor	bj

✓ Air conditioning

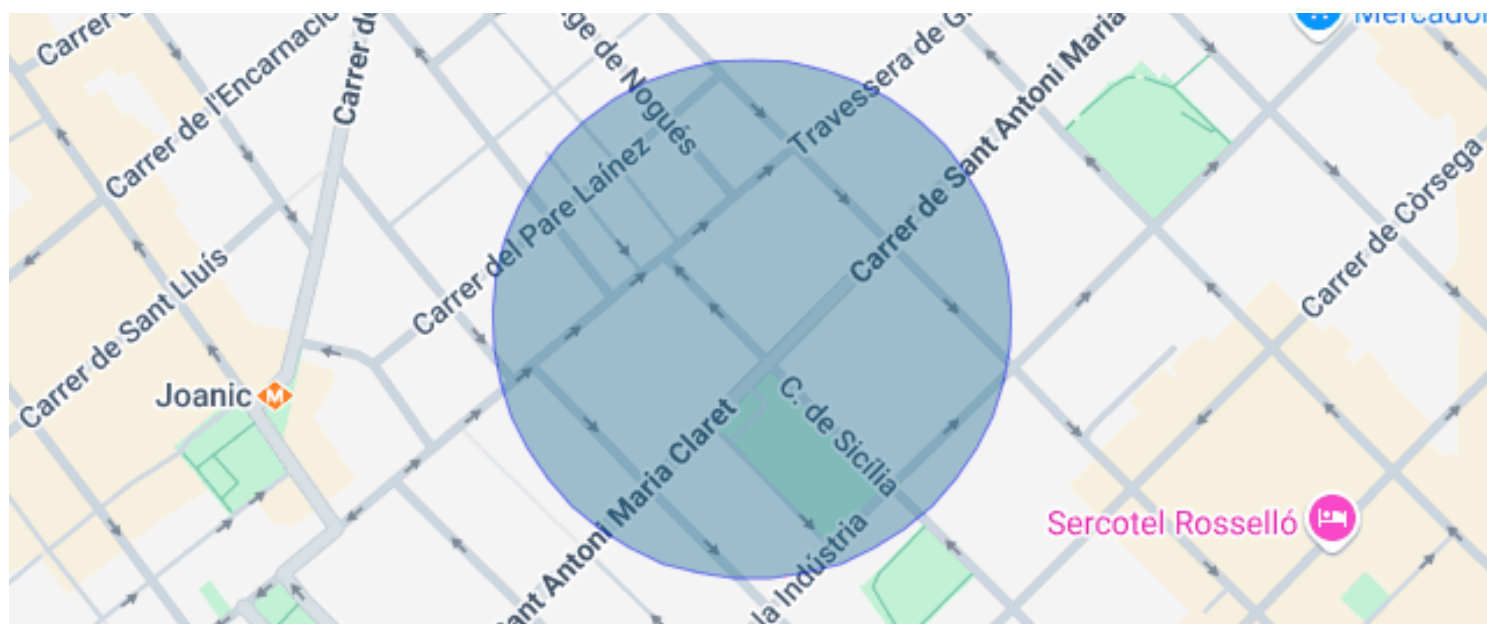
✓ Lift

✓ Concierge

✓ Storage

✓ Terrace

✓ Built in closets



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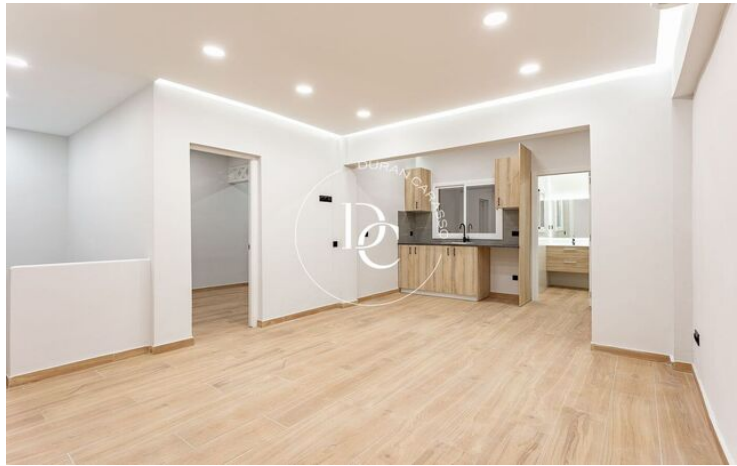
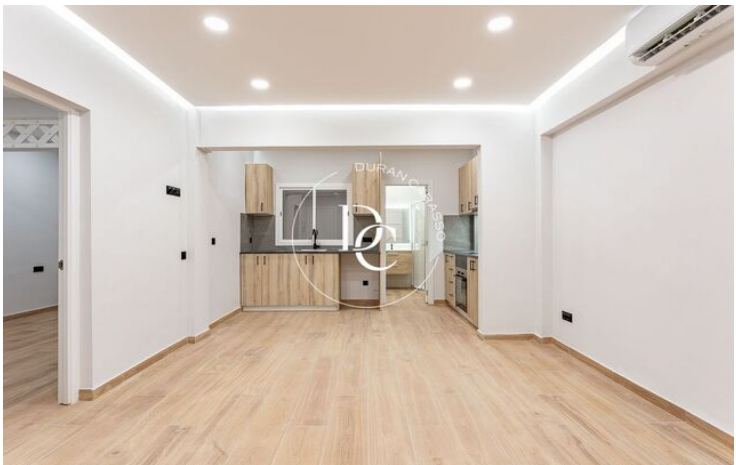
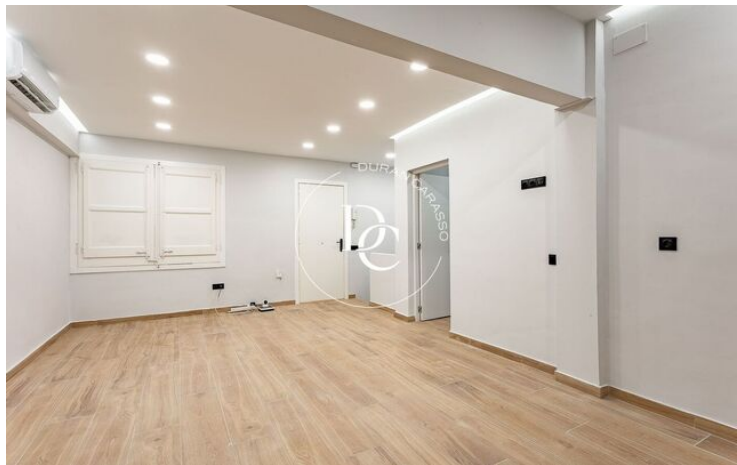
This duplex is located in a central and well-connected area of Barcelona, offering an interesting opportunity for those who value peace and quiet in an urban setting. The property has been newly renovated and stands out for its functional layout, making the most of every square metre.

It features four bedrooms, two of them doubles, providing flexibility for families or for those who need to combine personal and professional life at home. The open-plan kitchen connects with the living-dining area, creating a comfortable communal space with great potential to adapt to the needs of the future owner. The property also has two full bathrooms, adding comfort to everyday living.

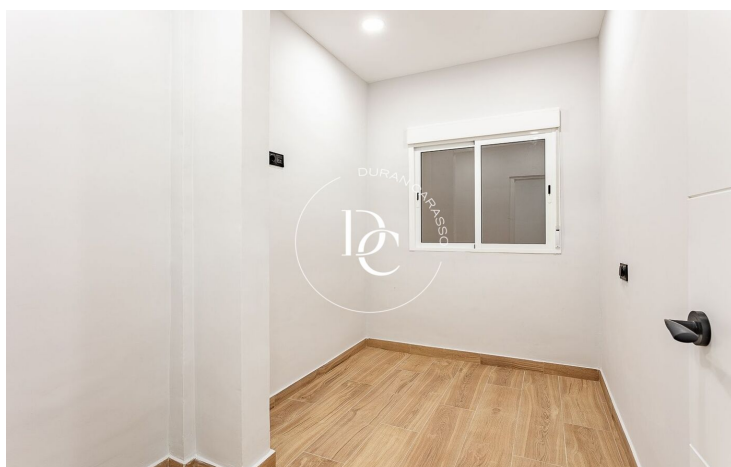
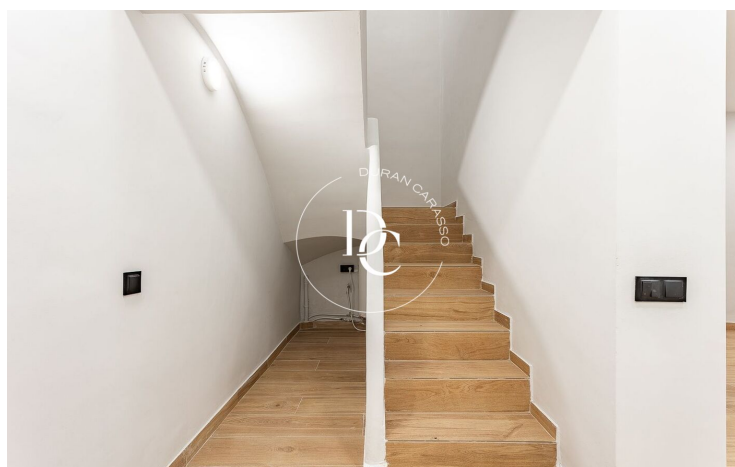
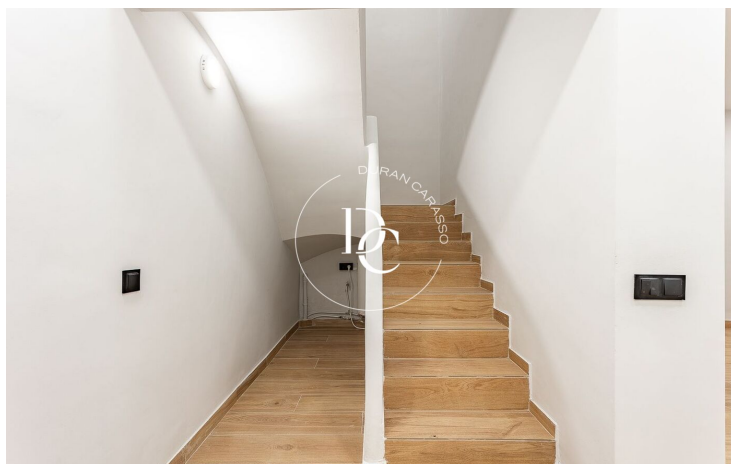
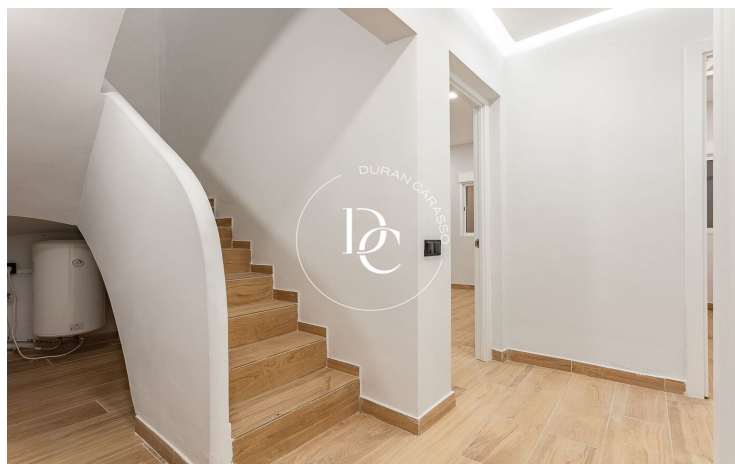
Being located inside the building, the flat is protected from street noise, offering a quiet and private atmosphere in the heart of the Eixample. It is a solid option for those seeking space and location at a balanced price.

A practical property in a strategic location, with excellent connections and all services just steps away.

Vive donde mereces vivir.







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