



70 SQM ATTIC WITH VIEWS FOR SALE IN VILA DE GRÀCIA, BARCELONA

Vila de Gràcia / Barcelona

Price	€440,000	✓ Air conditioning	✓ Mountain views
Sur. built	66 m²	✓ Furnished	✓ Built in closets
Bedrooms	2		
Bathroom	1		
Energy classification	E		
Energy performance index	147.00 kw h/m² year		
Emissions rating	E		
Emissions	29.00 co/m² year		
Year of construction	1973		
Floor	4		



Vila de Gràcia / Barcelona

Located in the heart of the vibrant Gràcia neighborhood, this welcoming and bright 70m² apartment sits in a charming, well-maintained period building on a quiet, mostly pedestrian street. The property is on a real fourth floor and the building does not have a lift, but access is easy.

The apartment is in excellent condition and stands out for its smart layout and ideal south-facing orientation, allowing natural light to flood in throughout the day.

As you enter, you're greeted by a spacious, sunlit living-dining room with large windows and pleasant clear views. On the left, there's a separate, functional, and well-equipped kitchen with two independent work areas, offering a practical and comfortable space. The kitchen also leads to a utility area.

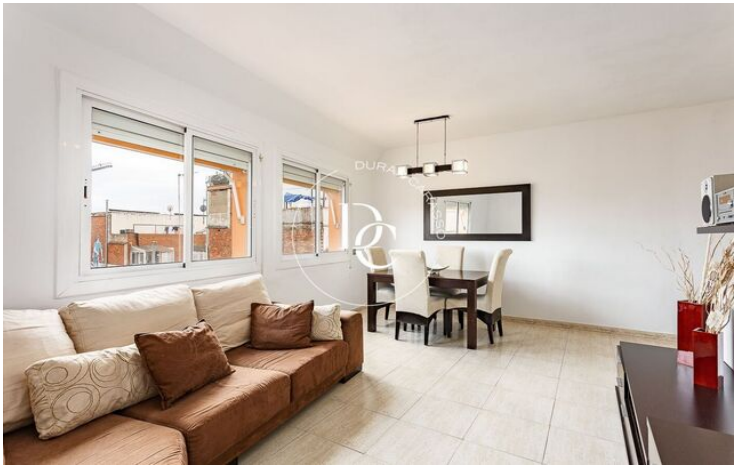
A hallway with original architectural details, including a small vaulted ceiling, leads to the night area. Here you'll find a fully renovated and stylish bathroom that serves two exterior bedrooms: one very spacious double with built-in wardrobes and one single room—perfect as a guest bedroom, home office, or dressing room.

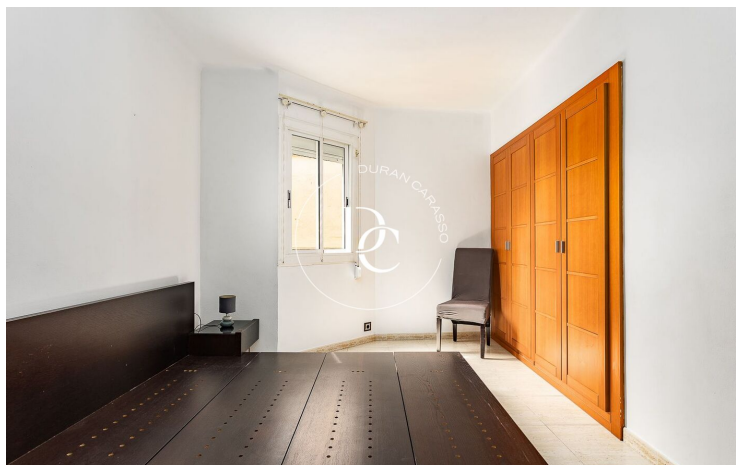
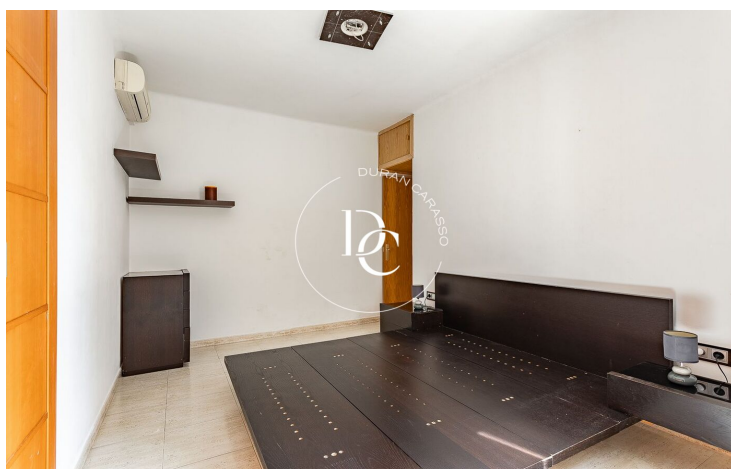
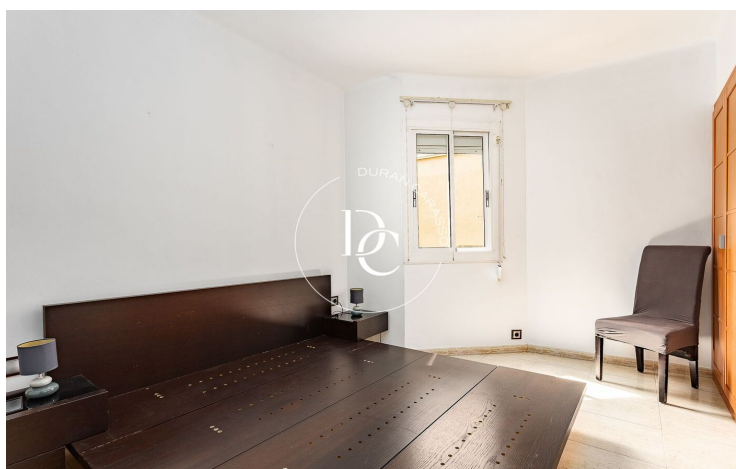
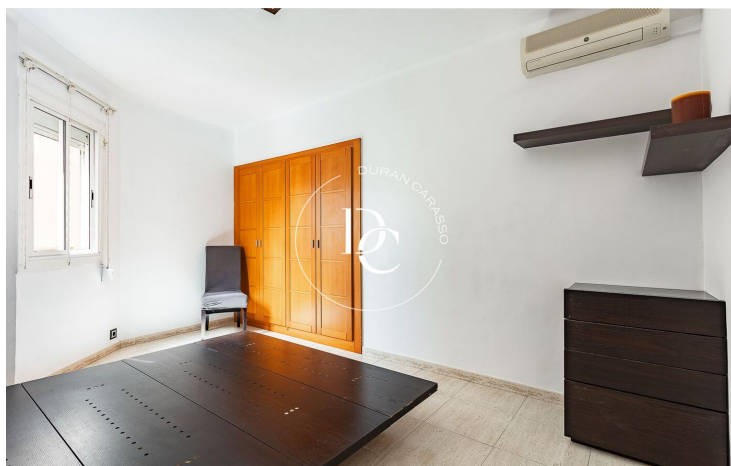
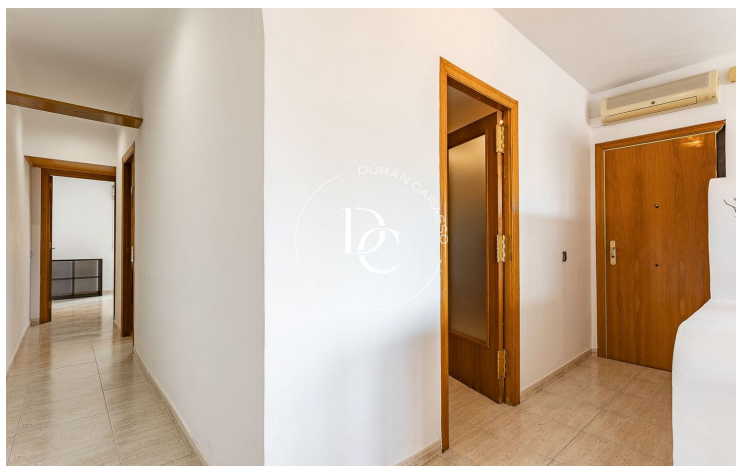
The building, though without an elevator, is peaceful and offers excellent cross-ventilation and access to a shared rooftop terrace with clear views of both the sea and the mountains.

This unbeatable location is just a short walk from Plaça de la Vila and Plaça del Sol, surrounded by local shops, charming cafés, and cultural spots like the Verdi cinemas, with excellent public transport connections (Metro L3: Lesseps / Fontana, Metro L4: Joanic).

Perfect for those seeking natural light, quiet surroundings, and authentic neighborhood life.

Vive donde mereces vivir





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