



## 237 SQM LUXURY HOUSE FOR SALE IN EIXAMPLE NORD, BARCELONA

Eixample Nord / Barcelona

### Price

€3,500,000

Sur. built	237 m²
Bedrooms	4
Bathrooms	3
Energy classification	F
Energy performance index	240.00 kw h/m² year
Emissions rating	F
Emissions	50.00 co/m² year
Year of construction	2017
Floor	2

- |                    |             |
|--------------------|-------------|
| ✓ Air conditioning | ✓ Pets      |
| ✓ Heating          | ✓ Lift      |
| ✓ Furnished        | ✓ Parking   |
| ✓ Terrace          | ✓ Concierge |
| ✓ Built in closets | ✓ Outside   |



## Eixample Nord / Barcelona

Duran Carasso presents this exclusive property.

The property is currently in the preparation phase for a full renovation, based on a design project with representative renderings. There is the possibility to adapt the project to the buyer's needs and preferences. Price without renovation: €2,700,000.

This elegant flat features a spacious living room with two small balconies offering stunning views of Paseo de Gracia. It has four bedrooms and three bathrooms, two of which are en-suite rooms with direct access to a charming gallery-terrace overlooking a peaceful inner courtyard—perfect for relaxing in the heart of the city.

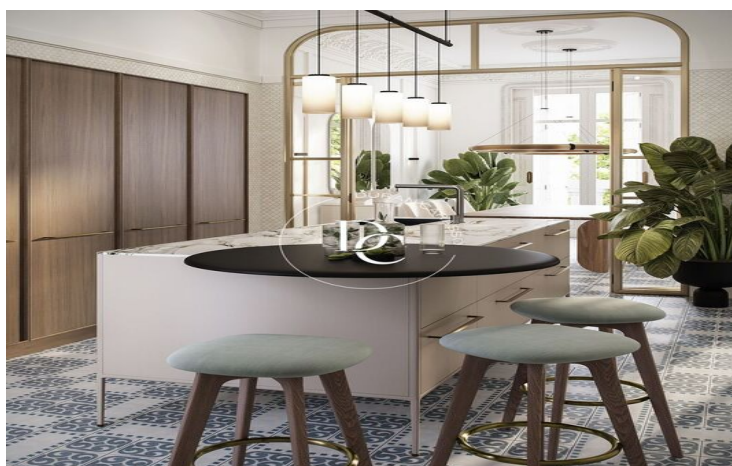
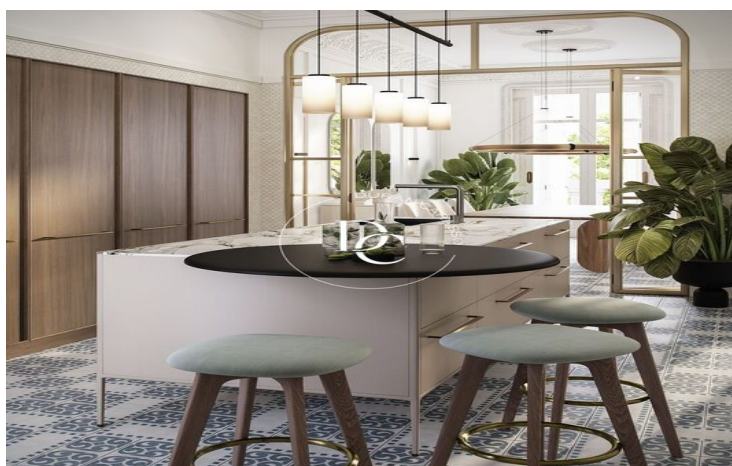
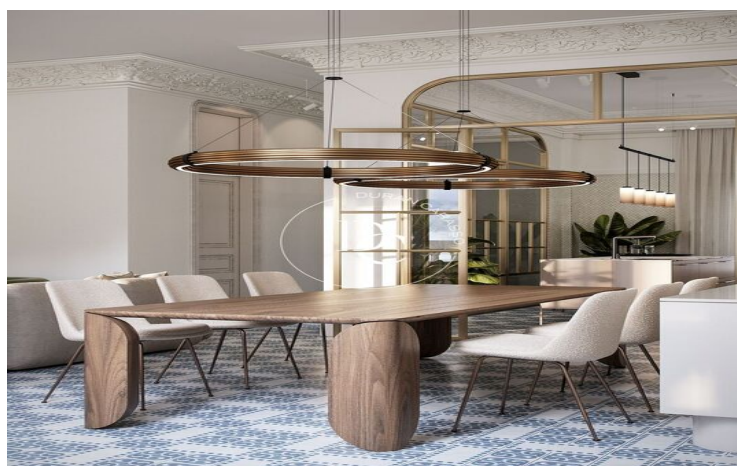
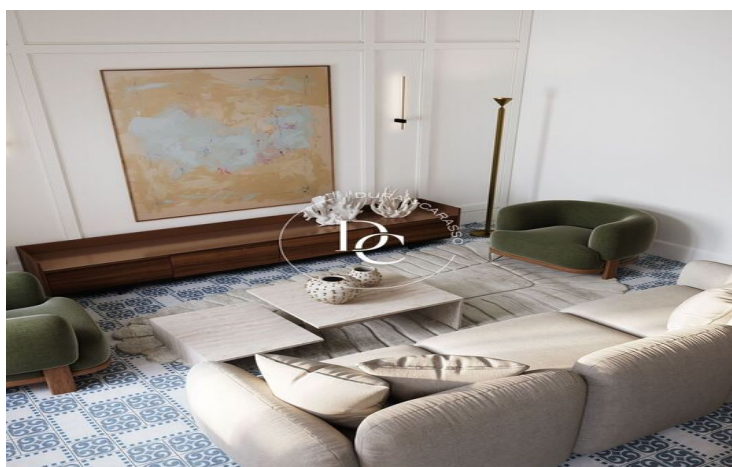
Built-in wardrobes provide ample storage space, while heating and air conditioning ensure maximum comfort throughout the year.

Located in a classic modernist building with a lift and concierge service, the flat is on the third floor and fully exterior-facing, guaranteeing excellent natural light. The living room faces northeast, bringing in morning light, while the bedrooms, facing southwest, enjoy warm afternoon sunlight.

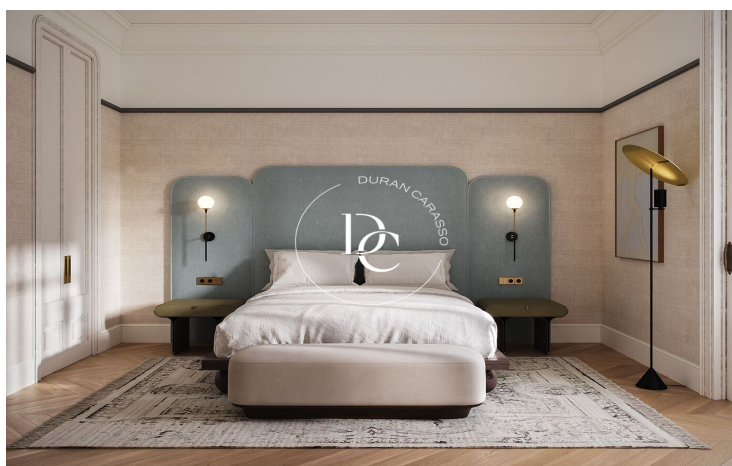
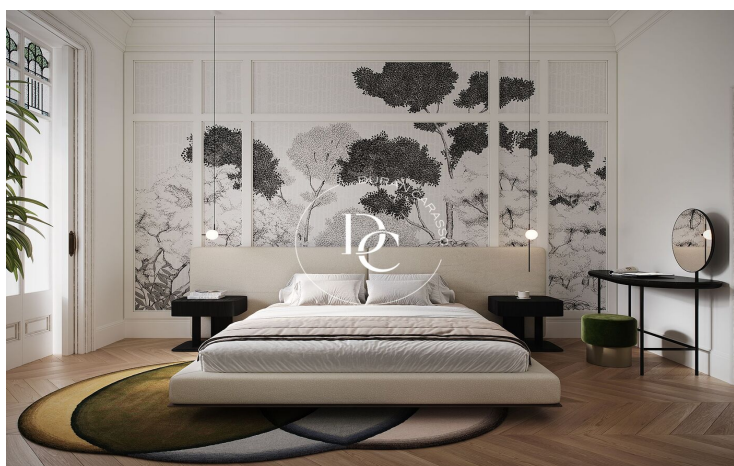
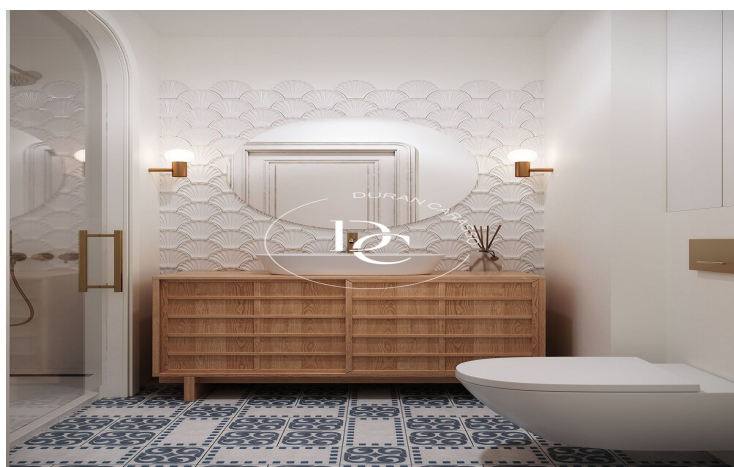
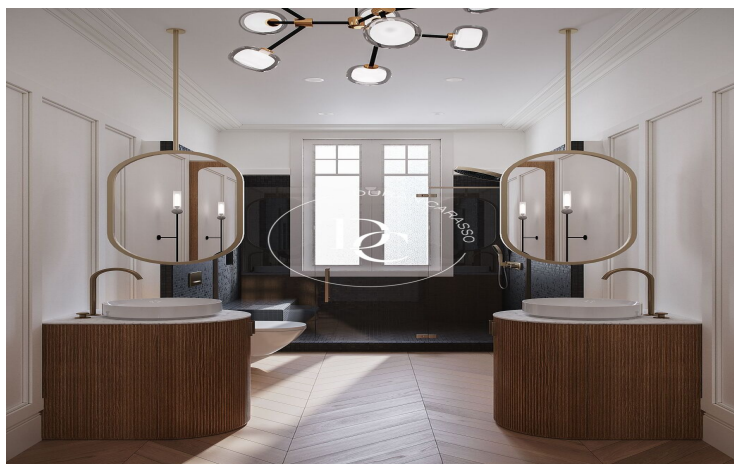
With the planned high-end renovation, this property will become one of the most exclusive residences in the area.

Live where you deserve to live.









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