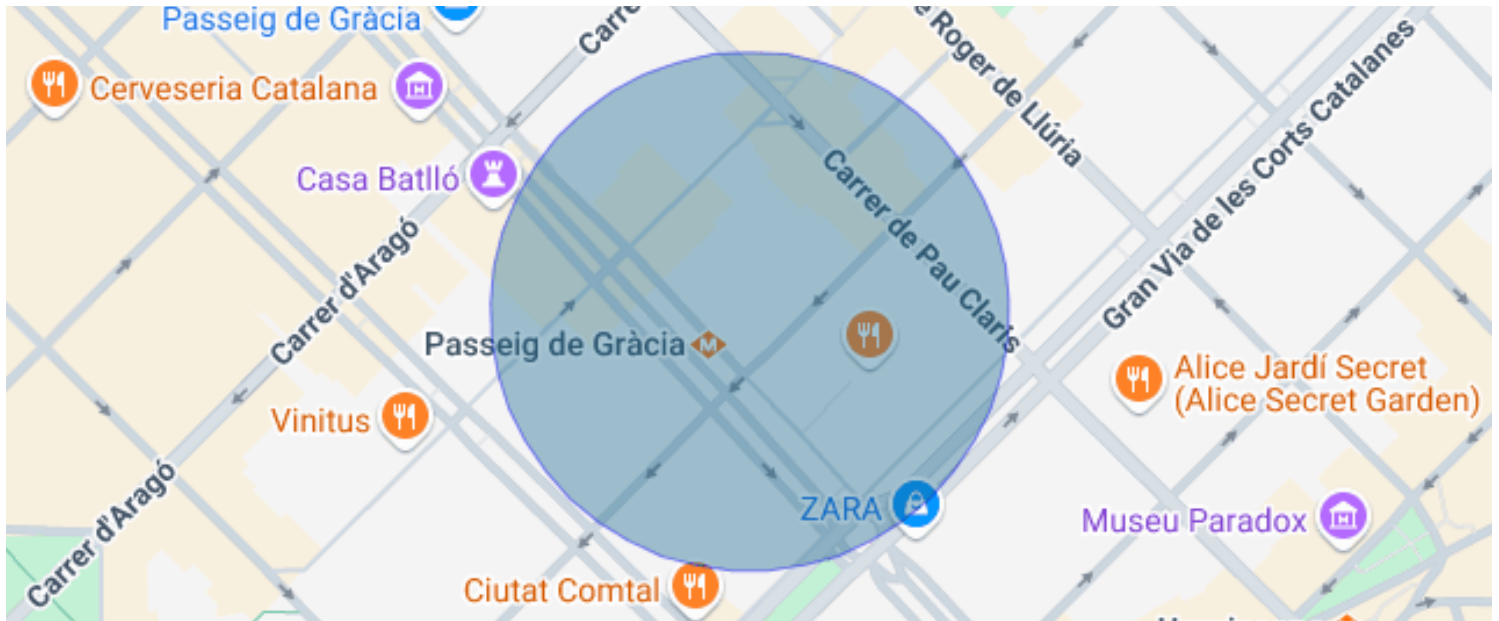




EXCEPTIONAL CORNER PROPERTY ON PASSEIG DE GRÀCIA

Eixample Nord / Barcelona

| | | | |
|-----------------------|------------|--------------------|--------------------|
| Price | €4,950,000 | ✓ Air conditioning | ✓ Heating |
| Sur. built | 315 m² | ✓ Views | ✓ Storage |
| Sur. util | 303 m² | ✓ Lift | ✓ Terrace |
| Bedrooms | 7 | ✓ Balcony | ✓ Built in closets |
| Bathrooms | 4 | ✓ Outside | |
| Energy classification | Pending | | |
| Emissions rating | Pending | | |
| Year of construction | 1879 | | |
| Floor | 2 | | |
| Actual floor | 3 | | |

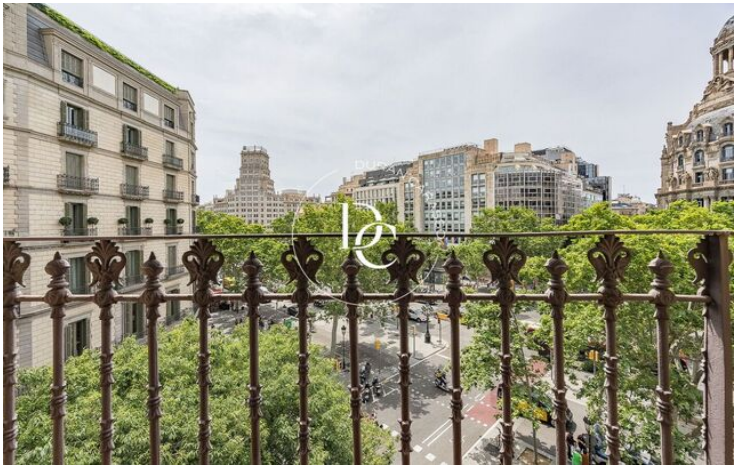


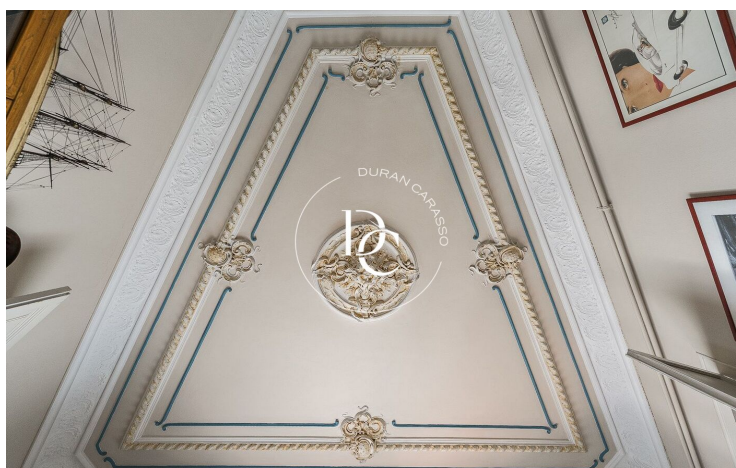
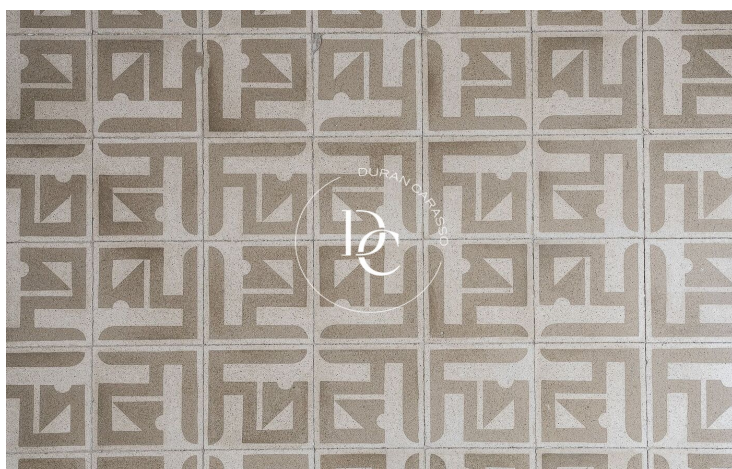
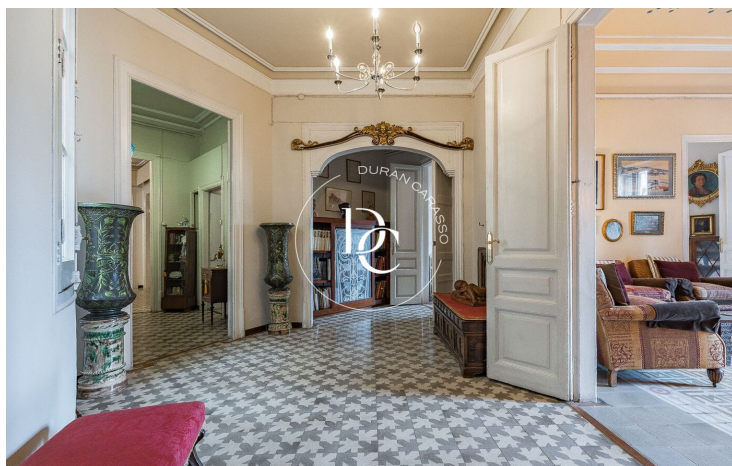
Eixample Nord / Barcelona

Located on one of the most iconic corners of the prestigious Passeig de Gràcia, this outstanding property sits on a high floor of a well-maintained regal building, designed by one of the most celebrated architects of the period, known for his works along this emblematic boulevard. The building retains all its noble architectural character and offers two elevators.

The residence enjoys a southwest orientation and exceptional natural light throughout the day, thanks to its elevated position and large windows. With more than seven main rooms and three bathrooms, the apartment offers great potential for customization. The property retains valuable original features such as high ceilings with decorative mouldings, hydraulic tile floors, and period woodwork. Furthermore, the homeowners' association bylaws allow for the possibility of dividing it into two separate apartments.

A unique opportunity to acquire a historic gem in the heart of Barcelona's most elegant Eixample district — ideal as a prestigious residence or a high-end professional office.





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.