



## CHARMING RENOVATED APARTMENT IN EIXAMPLE ESQUERRA

Barcelona / Barcelona ciudad

<b>Price</b>	<b>€535,000</b>
Sur. built	91 m <sup>2</sup>
Sur. util	75 m <sup>2</sup>
Bedrooms	2
Bathroom	1
Energy classification	E
Energy performance index	150.00 kw h/m <sup>2</sup> year
Emissions rating	E
Emissions	31.00 co/m <sup>2</sup> year
Year of construction	1940
Floor	2
Actual floor	3

✓ Air conditioning

✓ Heating

✓ Lift



## Barcelona / Barcelona ciudad

In the heart of the Eixample Esquerre, we find this beautiful refurbished apartment, perfect for those looking for a move-in ready home filled with light and charm. Located on a real third floor, the property enjoys a south-facing orientation that fills every corner with natural light and offers open, privileged views of the city.

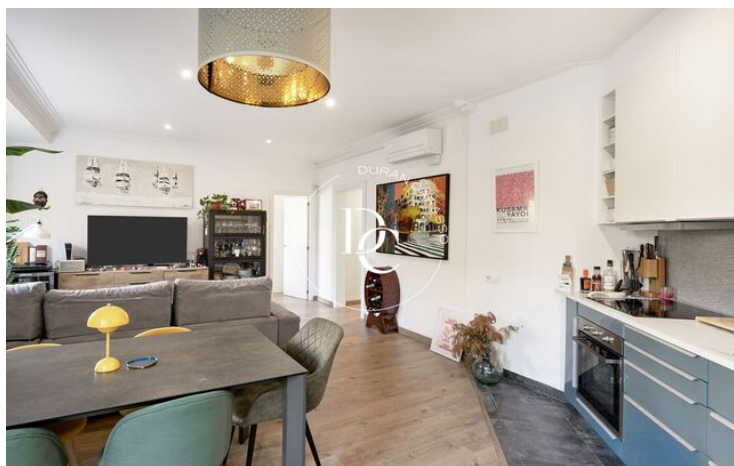
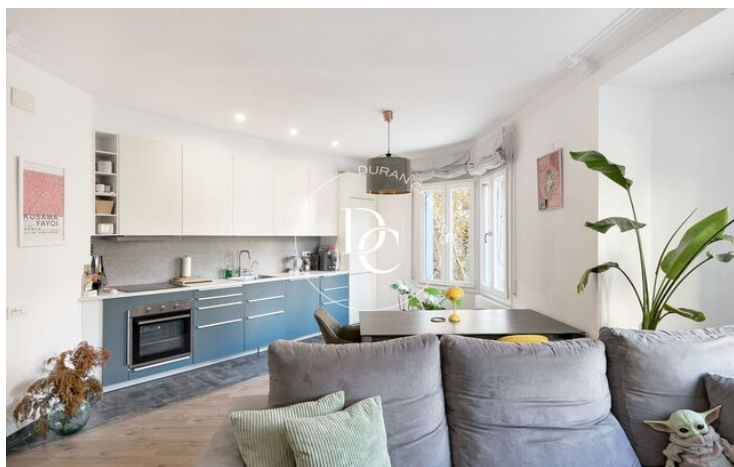
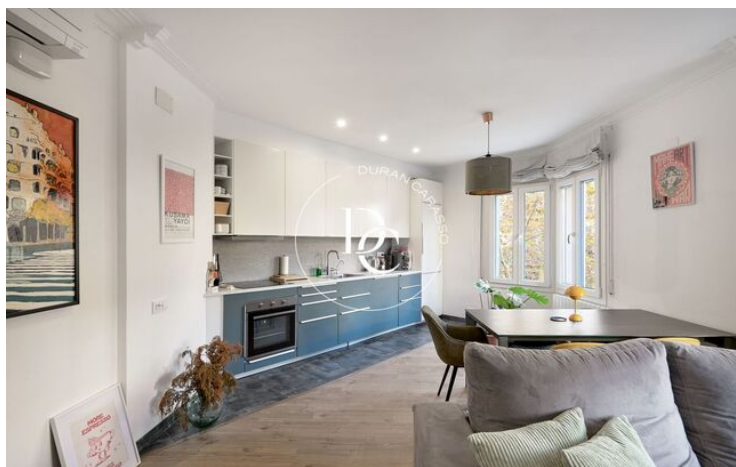
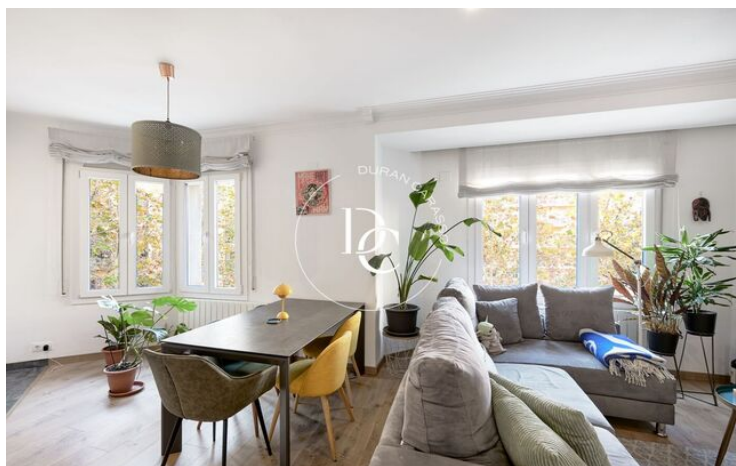
The apartment is designed to provide comfort and functionality in a modern and welcoming environment. Its open kitchen, fully equipped, seamlessly connects with the main living space, creating an ideal setting for daily living as well as for sharing moments with friends or family.

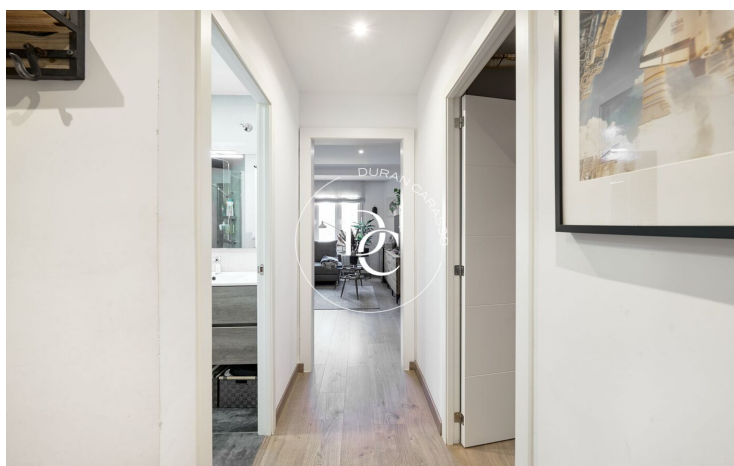
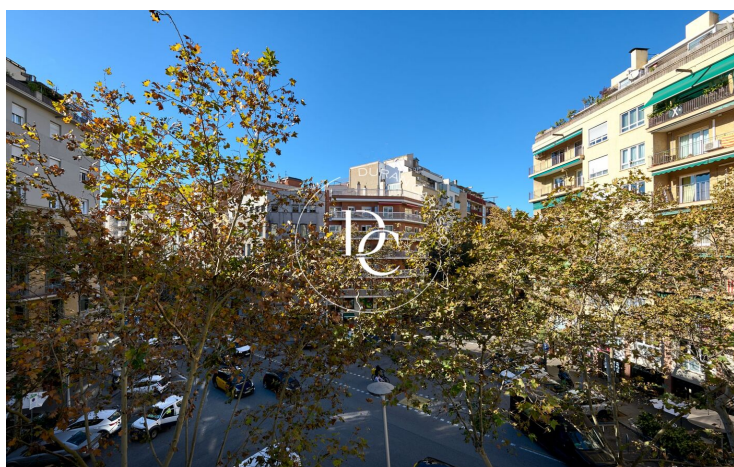
The two double bedrooms are spacious, peaceful, and perfectly equipped to offer rest and privacy. Additionally, it features a separate laundry room, a practical detail that makes everyday tasks easier without taking up space in the rest of the home.

The renovation, meticulously executed, combines high-quality materials with a contemporary design that makes the most of light and space, turning this apartment into a cozy and elegant place to live.

Located in one of the best areas of the Eixample Esquerre, you'll have everything that makes this neighborhood one of the most sought-after in Barcelona at your fingertips: restaurants, shops, local markets, and essential services, all just a few minutes' walk away. Moreover, excellent transport connections allow you to move comfortably throughout the city.

This apartment is more than just a home: it's an opportunity to live in a unique, bright, and well-connected space in the heart of Barcelona. A place designed to make the most of urban living.





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