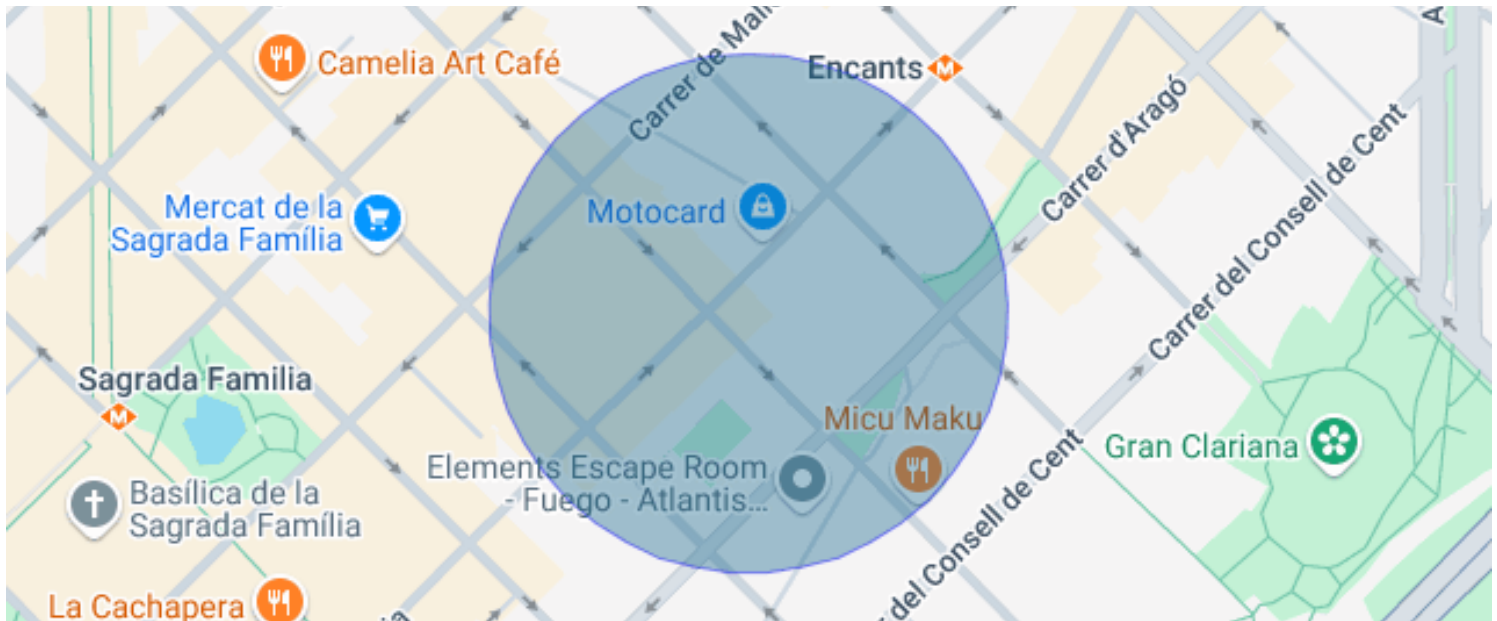


## 100 M<sup>2</sup> PENTHOUSE IN THE HEART OF EIXAMPLE RIGHT

Barcelona / Barcelona ciudad

<b>Price</b>	<b>€525,000</b>	✓ Air conditioning	✓ Heating
Sur. built	95 m <sup>2</sup>	✓ Views	✓ Lift
Sur. util	85 m <sup>2</sup>	✓ Balcony	✓ Built in closets
Bedrooms	3		
Bathrooms	2		
Energy classification	F		
Energy performance index	226.00 kw h/m <sup>2</sup> year		
Emissions rating	E		
Emissions	47.00 co/m <sup>2</sup> year		
Year of construction	1983		
Floor	5		



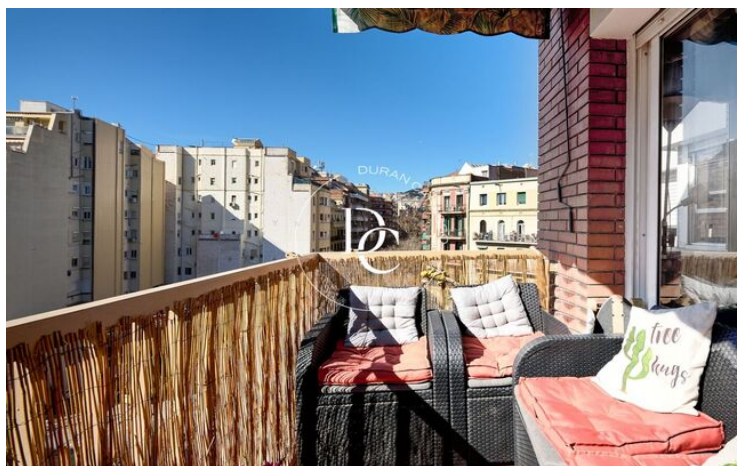
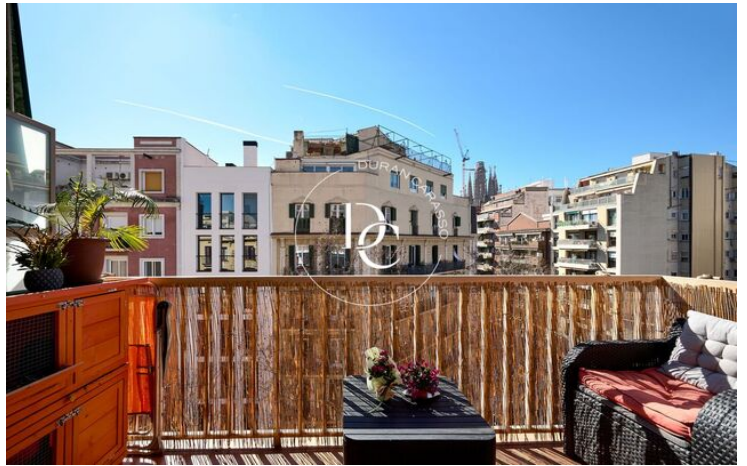
## Barcelona / Barcelona ciudad

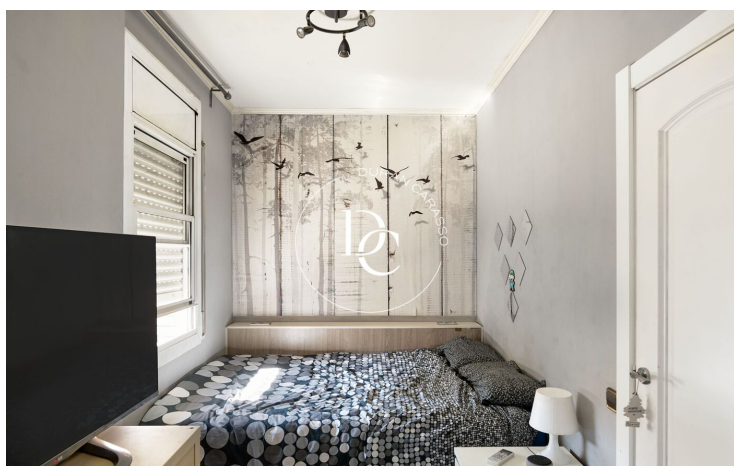
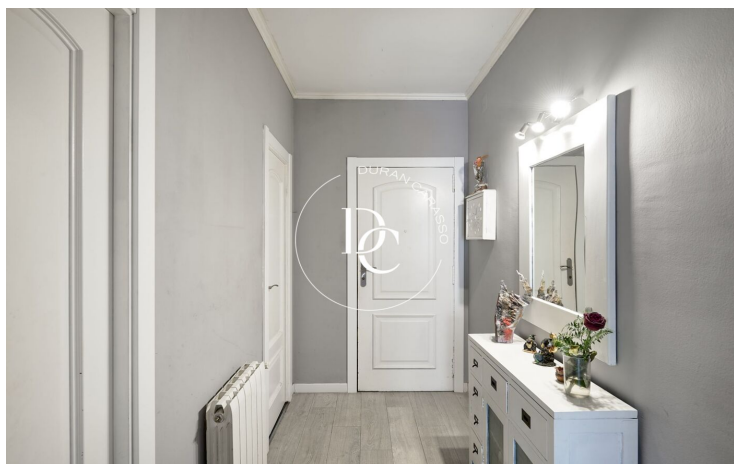
Located in the heart of the Dreta de l'Eixample district, this bright 100 m<sup>2</sup> penthouse is ready to move into. With a practical and modern layout, it offers a cozy and functional atmosphere, ideal for those looking for comfort in one of Barcelona's most sought-after areas. The property features two spacious double bedrooms, a single bedroom, and two full bathrooms, providing a comfortable and well-distributed space for the whole family.

Its excellent southwest orientation ensures abundant natural light throughout the day, while the balcony provides a perfect spot to relax and enjoy clear views. Additionally, it includes a parking space in the same building, which can be purchased separately for €25,000 and represents a valuable asset in an area with high parking demand. The building has an elevator and has passed the Technical Building Inspection (ITE), guaranteeing its good condition and safety.

Situated in Dreta de l'Eixample, this penthouse allows you to enjoy a vibrant and exclusive environment, characterized by its impressive modernist architecture, wide tree-lined streets, and an unbeatable range of services. In the surrounding area, you will find exclusive shops, high-end restaurants, and charming cafés, as well as excellent public transport connections and easy access to any part of the city. The proximity to landmarks such as Casa Batlló, La Pedrera, and green spaces like Parc de la Ciutadella makes this neighborhood the perfect place to enjoy urban life with all conveniences within reach.

Vive donde mereces vivir.





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.