



APARTMENT IN PASSEIG DE GRÀCIA

Dreta de l'Eixample / Barcelona

| | |
|--------------------------|---------------------------------|
| Price | €1,150,000 |
| Surface | 146 m ² |
| Bedrooms | 3 |
| Bathrooms | 2 |
| Energy classification | G |
| Energy performance index | 271.00 kw h/m ² year |
| Emissions rating | F |
| Emissions | 54.00 co/m ² year |
| Year of construction | 1879 |

✓ Lift

✓ Built in closets



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Spectacular designer home on Passeig de Gràcia, in a beautiful, prestigious, listed royal estate, with a built area of ??146m², distributed over 115m² on the main floor plus 31m² on the mezzanine/duplex floor.

The interior designer's proposal is aimed at making the most of the different spaces and heights (4.50m high ceilings) of the property.

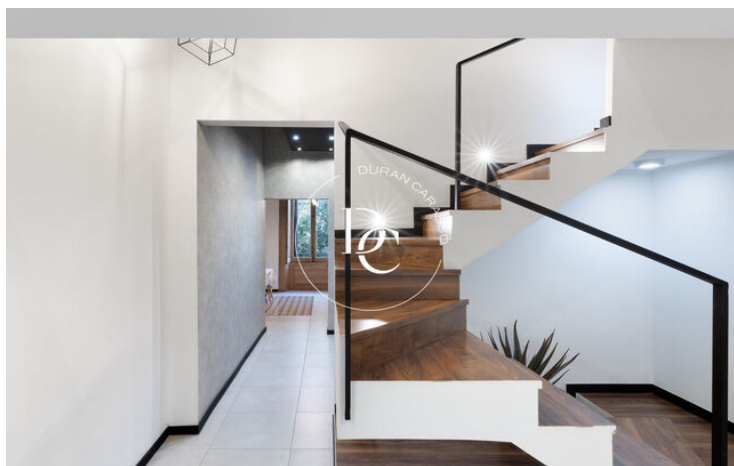
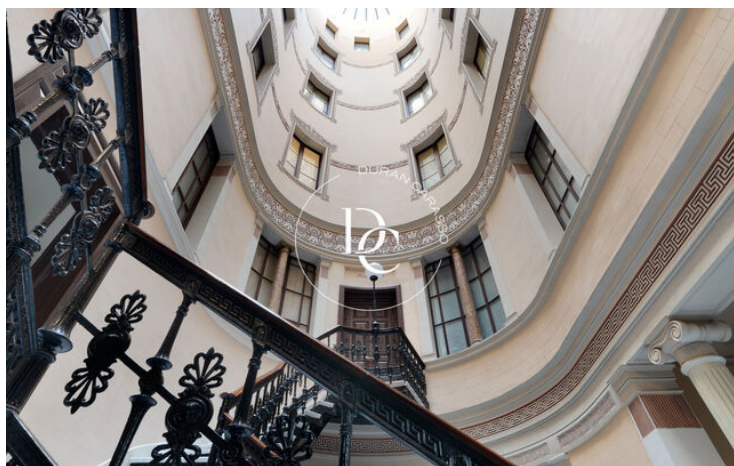
Upon entering the house, we find a first distributor, with a double room with a dressing room, a single room and a large bathroom with a bathtub and an elegantly designed shower.

In the center of the property, a staircase leads us to the third room (double) that communicates with another complete bathroom. From the main floor, we continue to the day area, made up of a large 35 m² living-dining room and a beautiful built-in kitchen, semi-domotic, of German Hettich design, equipped with high-end Siemens appliances, and a staircase which takes us to another office/library.

The materials and finishes of the reform are of the highest quality. The porcelain floors are imported from Italy. The union of modern concepts and classic elements, gives a differential effect to any other property in the area. It combines classic elements with totally innovative ones.

The property has all the qualities of elegance, warmth and design that a home in the most emblematic street of Barcelona, ??Passeig de Gràcia, entails!

It is a unique, personal and very exclusive property!





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