



## APARTMENT IN PASSEIG DE GRÀCIA

La Dreta de l'Eixample / Barcelona

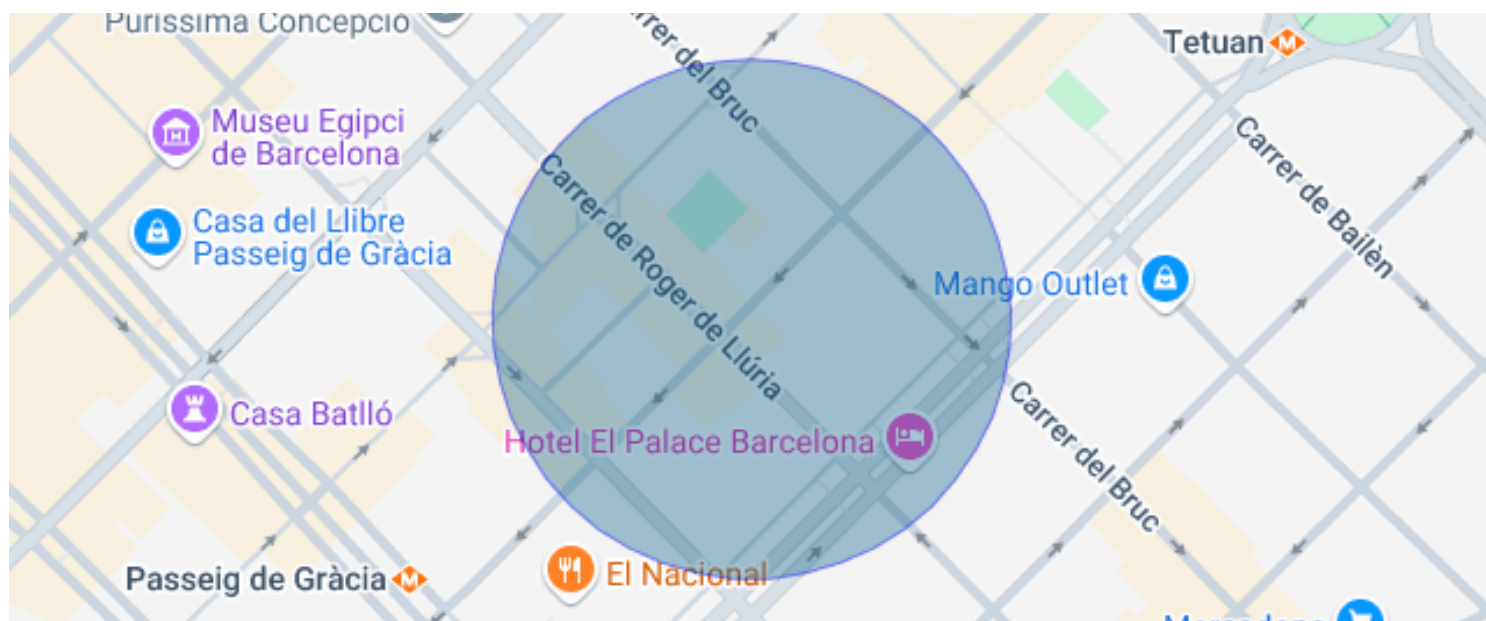
### Price

€1,150,000

✓ Lift

✓ Built in closets

Sur. built	146 m <sup>2</sup>
Sur. util	146 m <sup>2</sup>
Bedrooms	3
Bathrooms	2
Energy classification	G
Energy performance index	271.00 kw h/m <sup>2</sup> year
Emissions rating	F
Emissions	54.00 co/m <sup>2</sup> year
Year of construction	1879
Floor	1



## La Dreta de l'Eixample / Barcelona

Spectacular designer home on Passeig de Gràcia, in a beautiful, prestigious, listed royal estate, with a built area of 146m<sup>2</sup>, distributed over 115m<sup>2</sup> on the main floor plus 31m<sup>2</sup> 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.

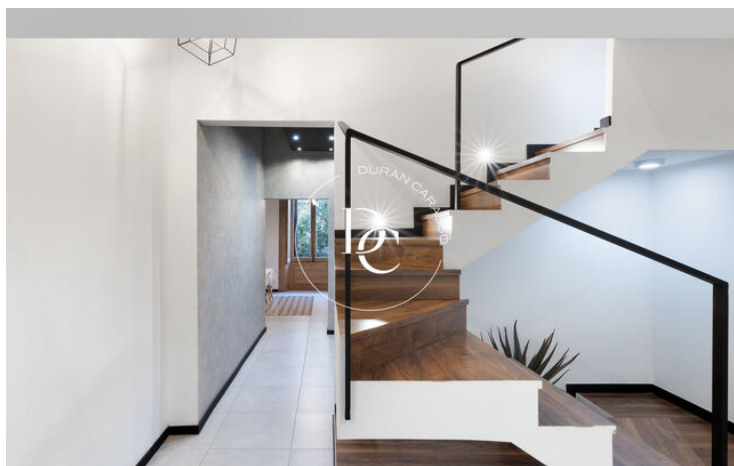
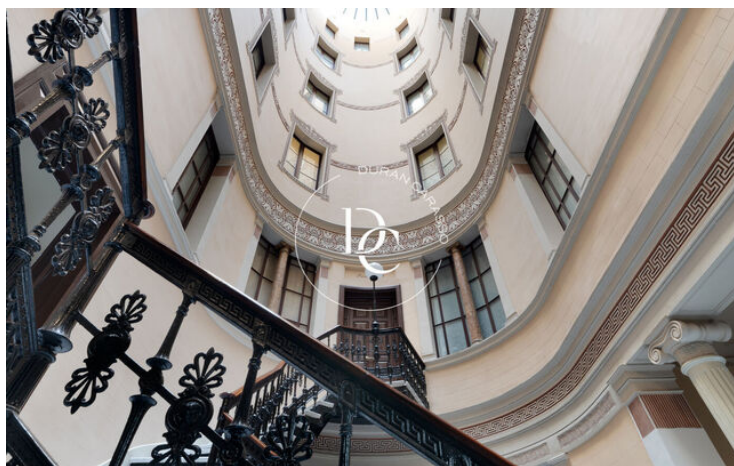
Upon entering the house, we find a first distributor, with a double room with a dressing room, a single room and a large bathroom with a bathtub and an elegantly designed shower.

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 m<sup>2</sup> 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!





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.