



147 SQM LUXURY FLAT WITH VIEWS AND TERRACE FOR SALE IN LA DRETA DE L'EIXAMP...

La Dreta de l'Eixample / Barcelona

| | |
|--------------------------|---------------------------------|
| Price | €1,250,000 |
| Sur. built | 147 m ² |
| Sur. util | 136 m ² |
| Bedrooms | 3 |
| Bathrooms | 3 |
| Energy classification | E |
| Energy performance index | 139.00 kw h/m ² year |
| Emissions rating | E |
| Emissions | 28.00 co/m ² year |
| Year of construction | 1981 |
| Floor | 1 |
| Actual floor | 2 |

- ✓ Air conditioning
- ✓ Heating
- ✓ Lift
- ✓ Security
- ✓ Concierge
- ✓ Built in closets
- ✓ Pets
- ✓ Views
- ✓ Furnished
- ✓ Terrace
- ✓ Balcony
- ✓ Outside



La Dreta de l'Eixample / Barcelona

In Barcelona's prestigious 'Cuadrado de Oro', just 300 metres from Paseo de Gracia, is this exclusive and completely refurbished luxury flat, located in a modern building built in 1981 with two lifts. Its elegant design and careful refurbishment, carried out under a high level interior design project, offer a perfect combination of sophistication and comfort.

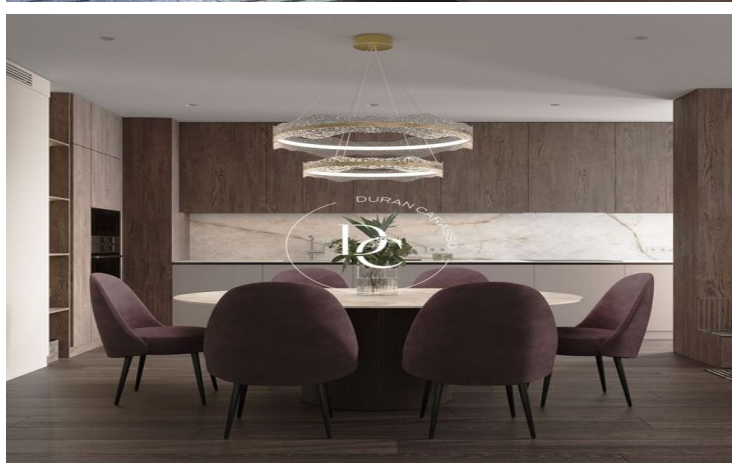
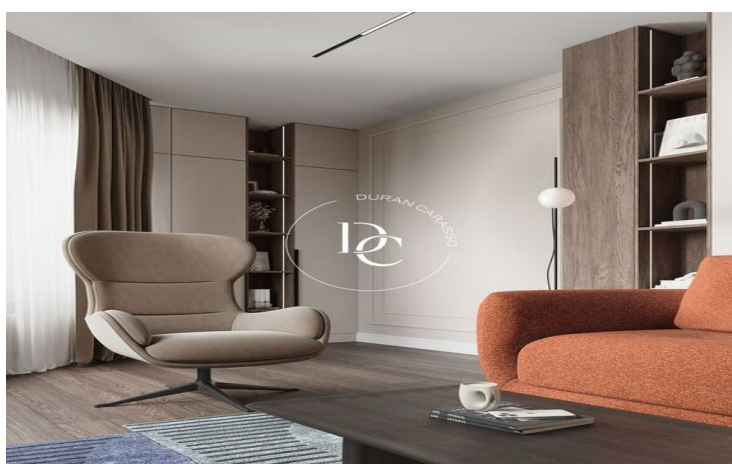
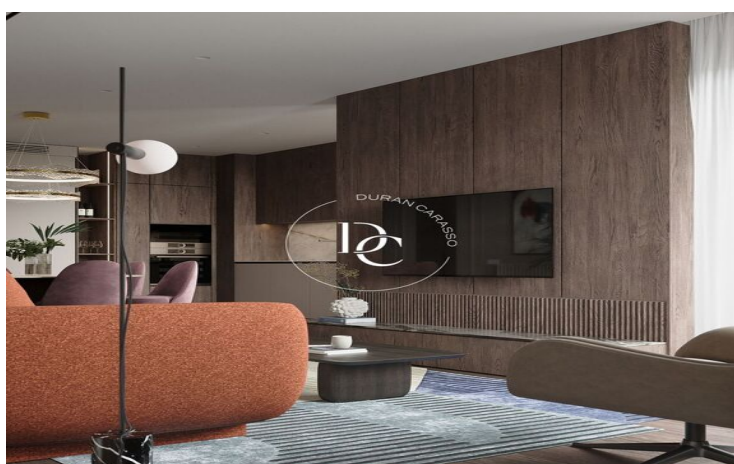
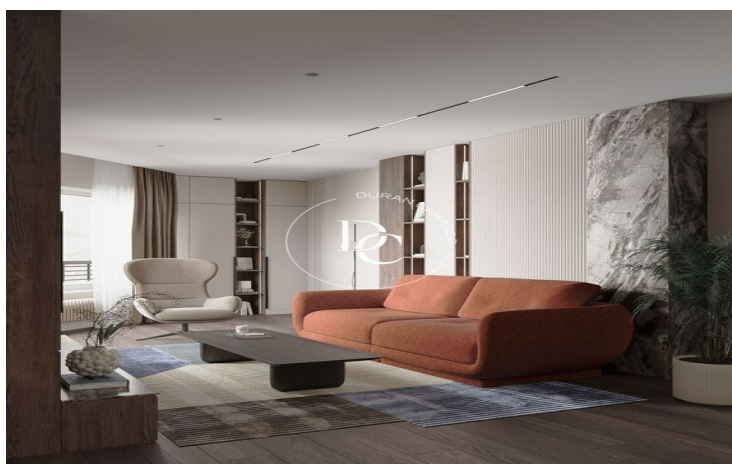
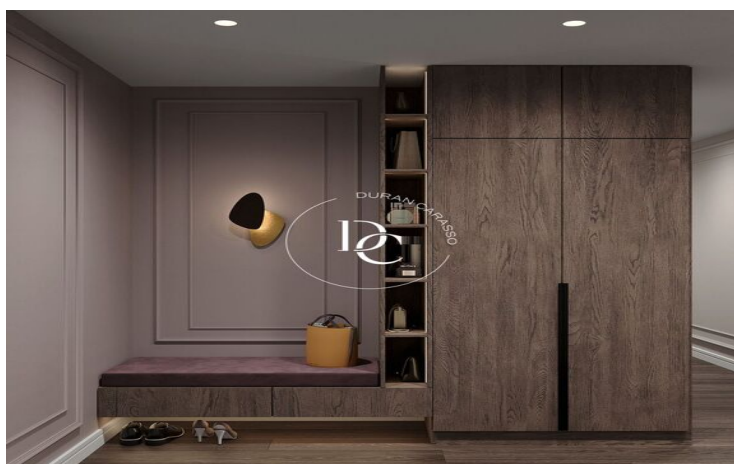
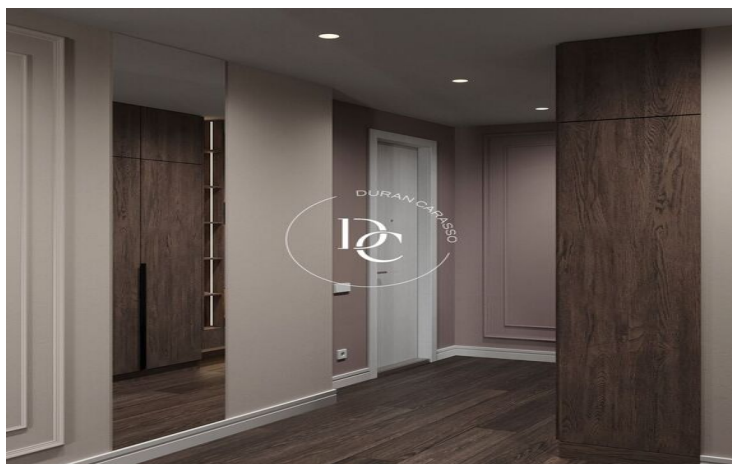
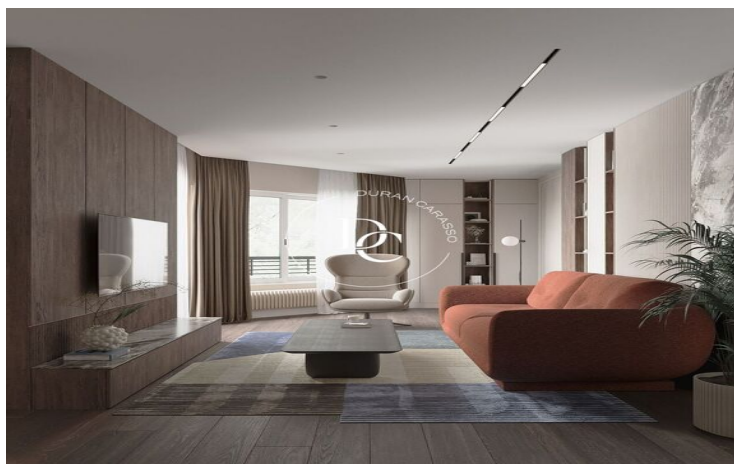
The property has three exterior bedrooms, including a spectacular suite with private bathroom, dressing room and access to a separate terrace. There are also three bathrooms, two of them complete, and a guest toilet. The spacious living-dining room with integrated kitchen occupies an area of 50 m² and opens directly onto a private terrace, creating an open-plan and luminous space ideal for relaxing and entertaining.

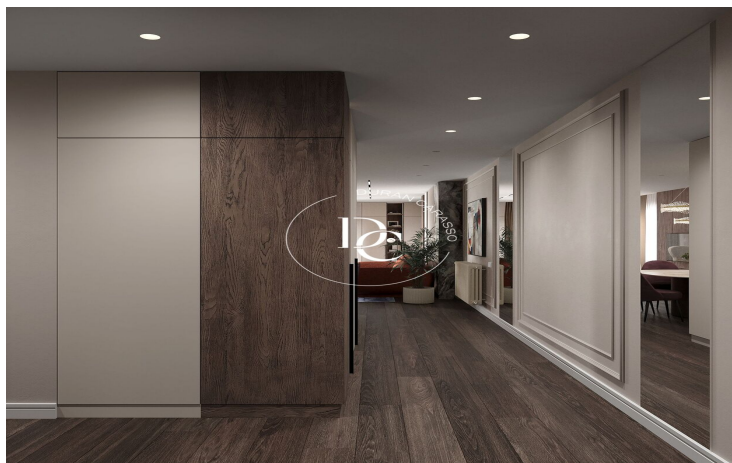
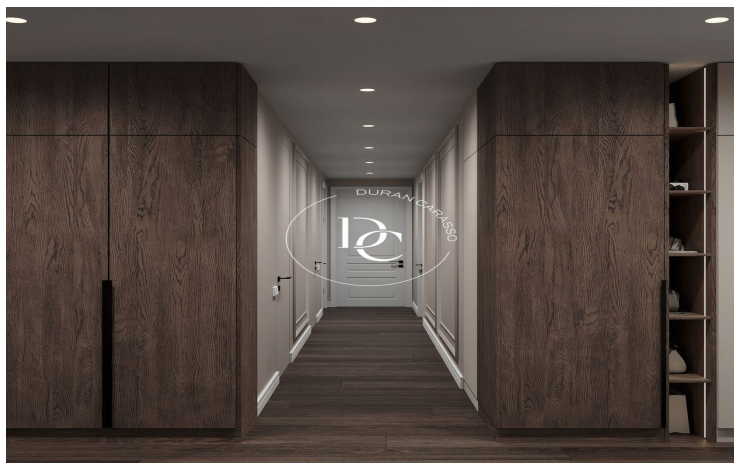
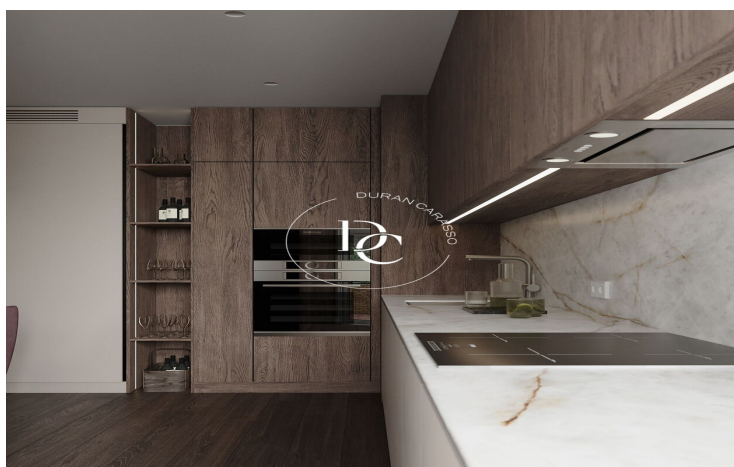
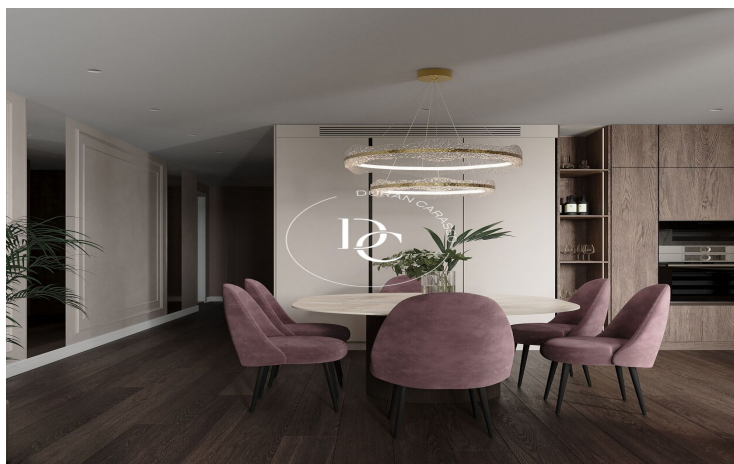
Every detail has been carefully selected to ensure maximum quality and functionality. The wardrobes have been designed with the prestigious German stamp of Eger, with fittings and fixtures from the Austrian firm Blum, renowned for their durability. Natural oak parquet floors add warmth and elegance, while the kitchen, fully equipped with Bosch appliances, maintains a modern, minimalist aesthetic with integrated furniture.

The air-conditioning system combines Mitsubishi ducted air-conditioning in the living room and en-suite, plus split units in the other rooms. The efficient, designer heating is powered by a Bosch gas boiler and IRSAP Tesi radiators.

As an added value, there is the possibility of acquiring a parking space in the same property, which further increases the comfort of this exceptional property. With a privileged location in the heart of Barcelona and a design designed to offer maximum comfort, this flat represents a unique opportunity for those looking for a luxury home in one of the most exclusive areas of the city.

Contact us to arrange a visit!
and remember #LiveWhereYouWantToLive





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.