

## HIGH STANDING FINISHED NEW DEVELOPMENT IN L'EIXAMPLE DRET IN BARCELONA.

Dreta de l'Eixample / Barcelona

Price from

€950,000

Surface

113 m<sup>2</sup> - 327 m<sup>2</sup>

Units

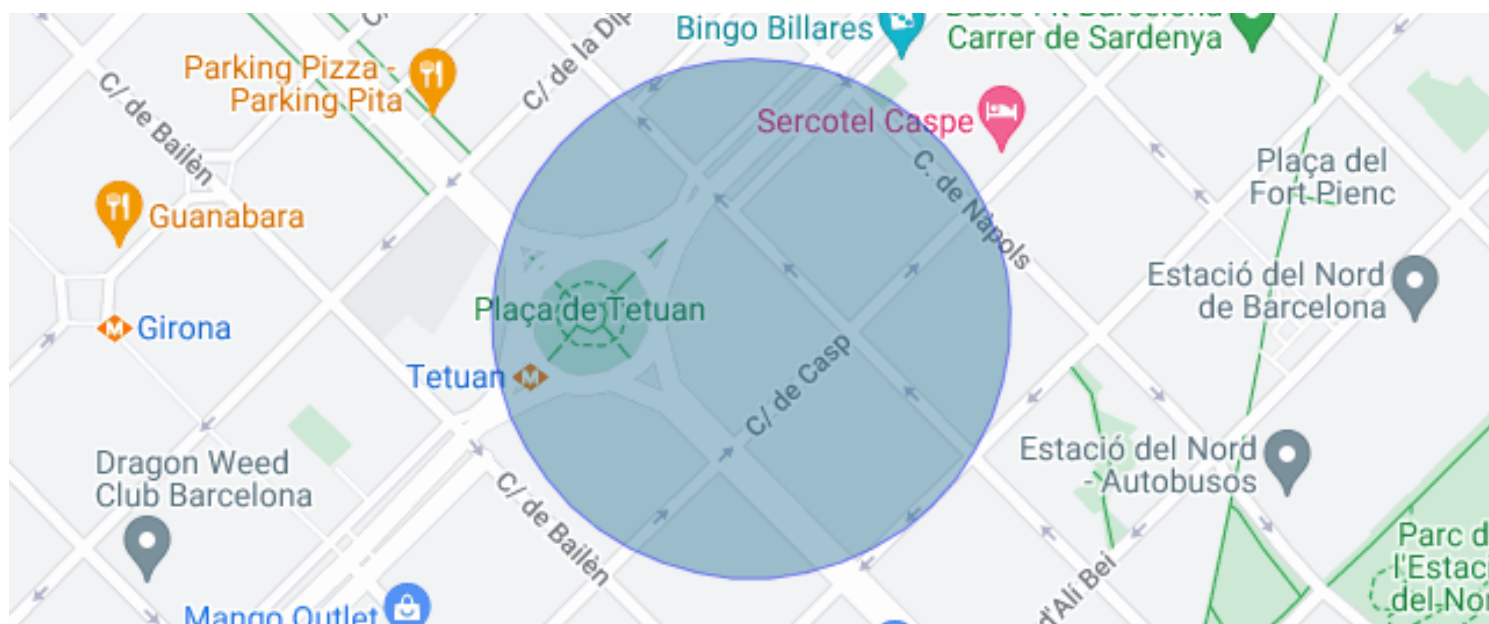
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✓ Air conditioning

✓ Heating

✓ Lift

✓ Balcony



## Dreta de l'Eixample / Barcelona

Magnificent finished new-build development, ready to move into, in the sought-after district of L'Eixample Dret in Barcelona. The heart of the Eixample, Passeig de Gràcia, is just a short walk away. It is just a few minutes away from Barcelona's beaches. The trendy Born area, full of bars, restaurants, galleries, and museums, is just around the corner.

The building has been artistically refurbished to add modern comforts and contemporary design to its historic character, preserving the early 20th century façade, a classic example of Eixample architecture from that era. Inside, Girona 34 has been completely redesigned for contemporary living.

The development offers different types of homes, most of them with terraces. All have high quality finishes and exclusive design features. There is a duplex on the ground floor with its own garden, several 2 and 3-bedroom flats on the middle floors, two penthouses on the seventh floor and the impressive main penthouse which occupies the entire top floor. The properties measure between 113 sqm and 327 sqm.

Inside, pillars replace load-bearing walls to expand the open-plan living spaces. The properties on the Girona Street side of the building are lit by six large symmetrical windows facing the street. On the other side of the building, large windows overlook the old mill and the quiet interior of the block. All the flats have large windows and enjoy plenty of natural light.

The 327 m<sup>2</sup> duplex with a 123 m<sup>2</sup> garden offers endless possibilities. It has a suite and two bedrooms on the upper floor and its lower floor can be arranged to suit various needs, such as other rooms, games rooms, studies or hobby rooms.

The duplex's high ceilings (3.2m) are supported by wrought iron columns to maximise the available space. Outside, the spacious garden and terrace area can be an ideal city oasis for families or the setting for spectacular entertaining.

The properties facing Carrer Girona are two-bedroom flats of 114 square metres with large bathrooms.

The flats facing the interior of the city block are compact (113 to 120 sqm) and quiet, overlooking the peaceful inner courtyard of the city block and the old mill building. Some have three bedrooms and others have a single bedroom and a studio, all with spacious bathrooms.

A unique opportunity to live in modern, brand new homes in L'Eixample Dret, preserving the charm of the royal estates of the early 20th century.

## Units in this development

Type Flat

Unit 1-1

Surface m<sup>2</sup>327Terrace m<sup>2</sup>143

Bedrooms 3

Bathrooms 5

Price €3,100,000

State available

Type Flat

Unit 2-1

Surface m<sup>2</sup>113Terrace m<sup>2</sup>10

Bedrooms 1

Bathrooms 2

Price €950,000

State available

Type Flat

Unit 3-1

Surface m<sup>2</sup>113Terrace m<sup>2</sup>10

Bedrooms 1

Bathrooms 2

Price €980,000

State available

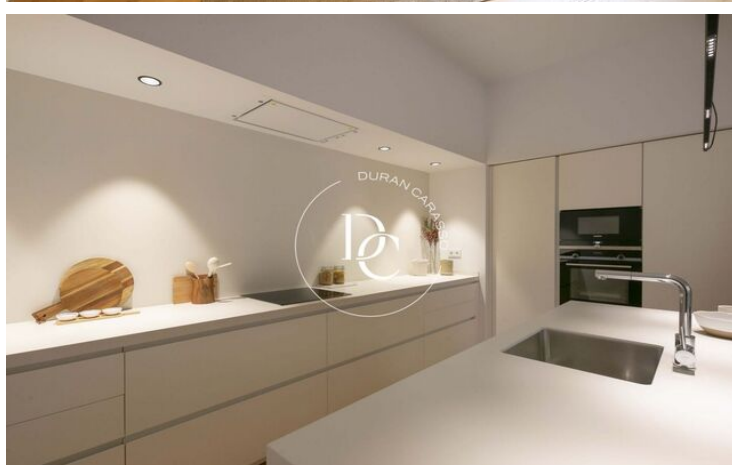
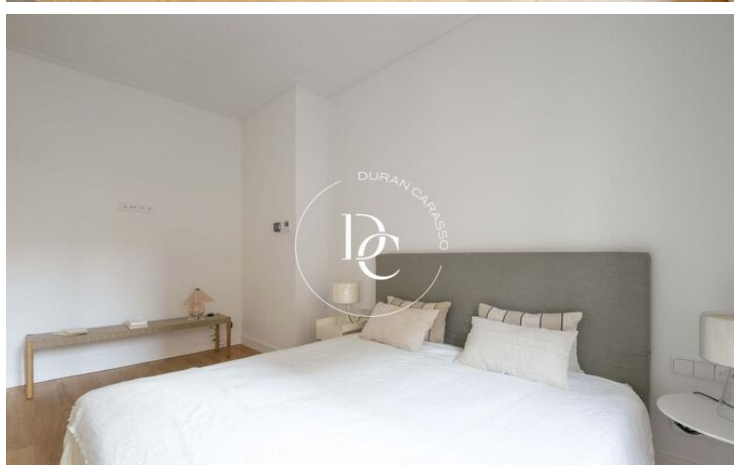
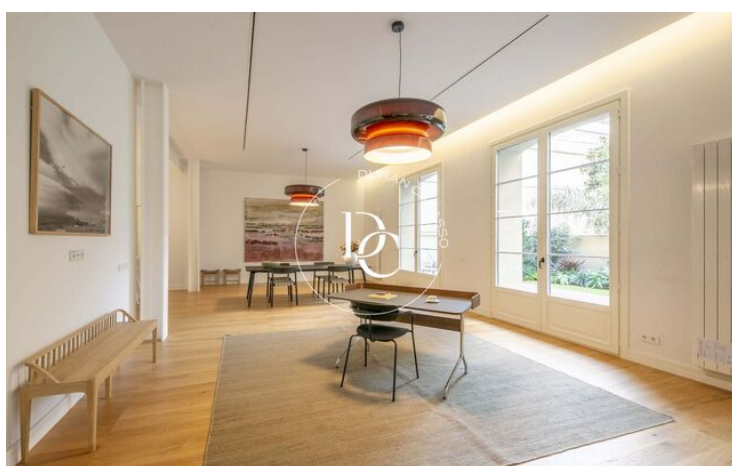
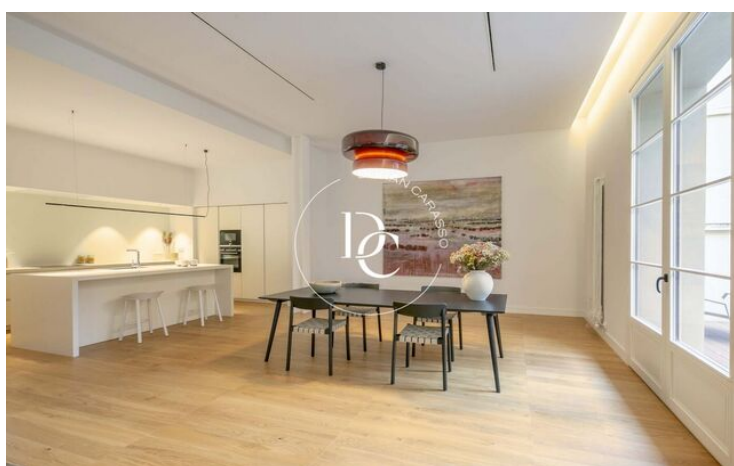
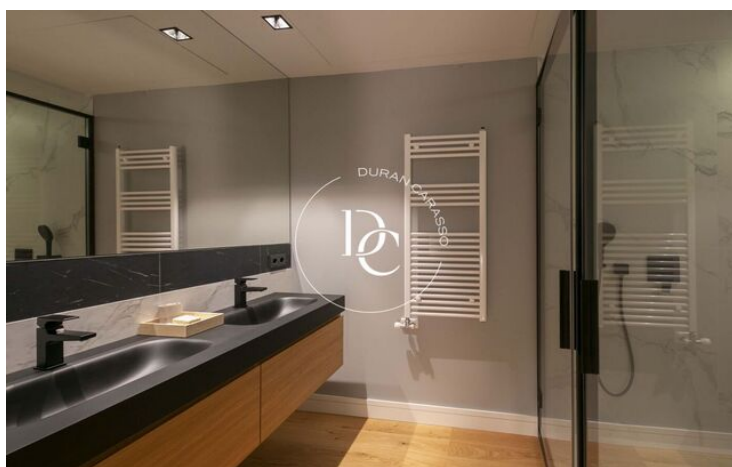
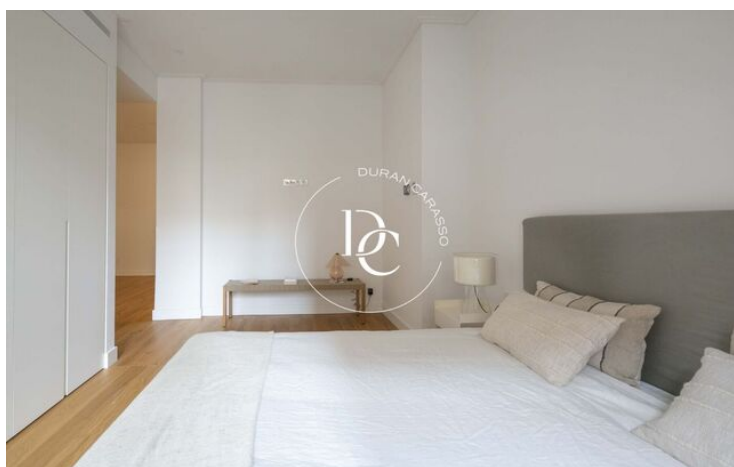
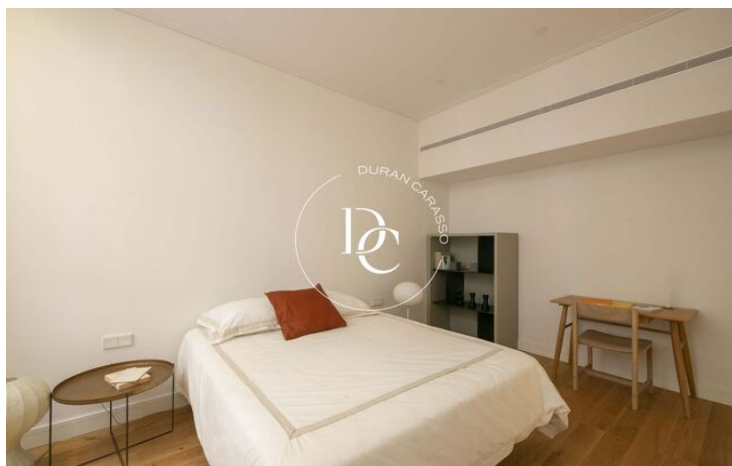
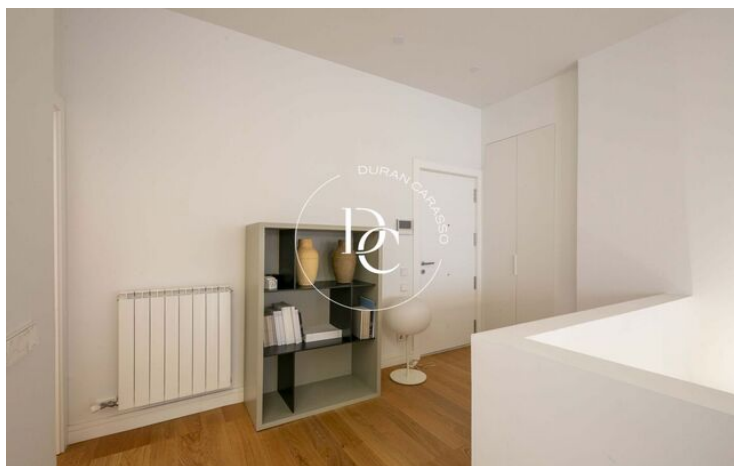
Type	Flat
Unit	4-1
Surface	m <sup>2</sup> 113
Terrace	m <sup>2</sup> 10
Bedrooms	1
Bathrooms	2
Price	€999,500
State	available

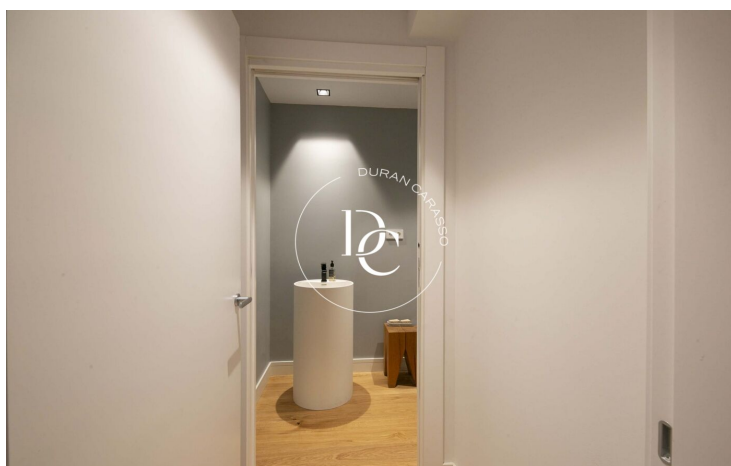
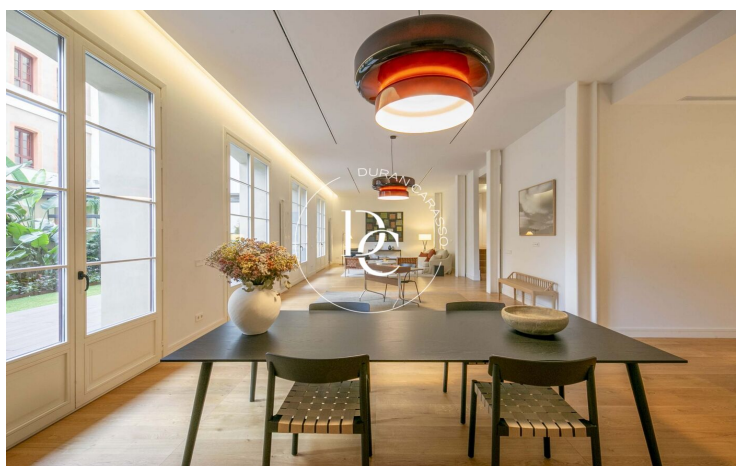
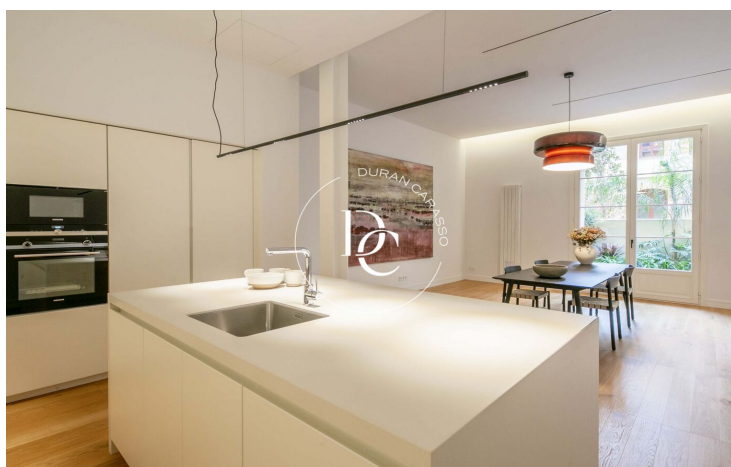
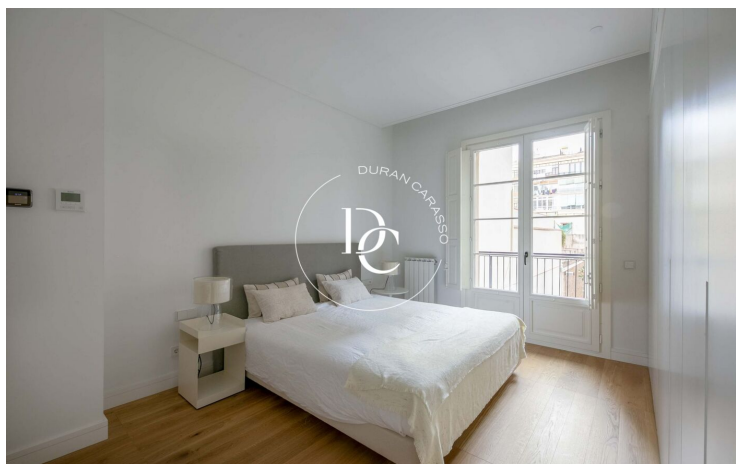
Type	Flat
Unit	4-2
Surface	m <sup>2</sup> 119
Terrace	m <sup>2</sup> 10
Bedrooms	3
Bathrooms	2
Price	€1,050,000
State	available

Type	Flat
Unit	6-1
Surface	m <sup>2</sup> 113
Terrace	m <sup>2</sup> 10
Bedrooms	1
Bathrooms	2
Price	€1,050,000
State	available

Type	Flat
Unit	6-3
Surface	m <sup>2</sup> 114
Bedrooms	2
Bathrooms	2
Price	€1,110,000
State	available

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