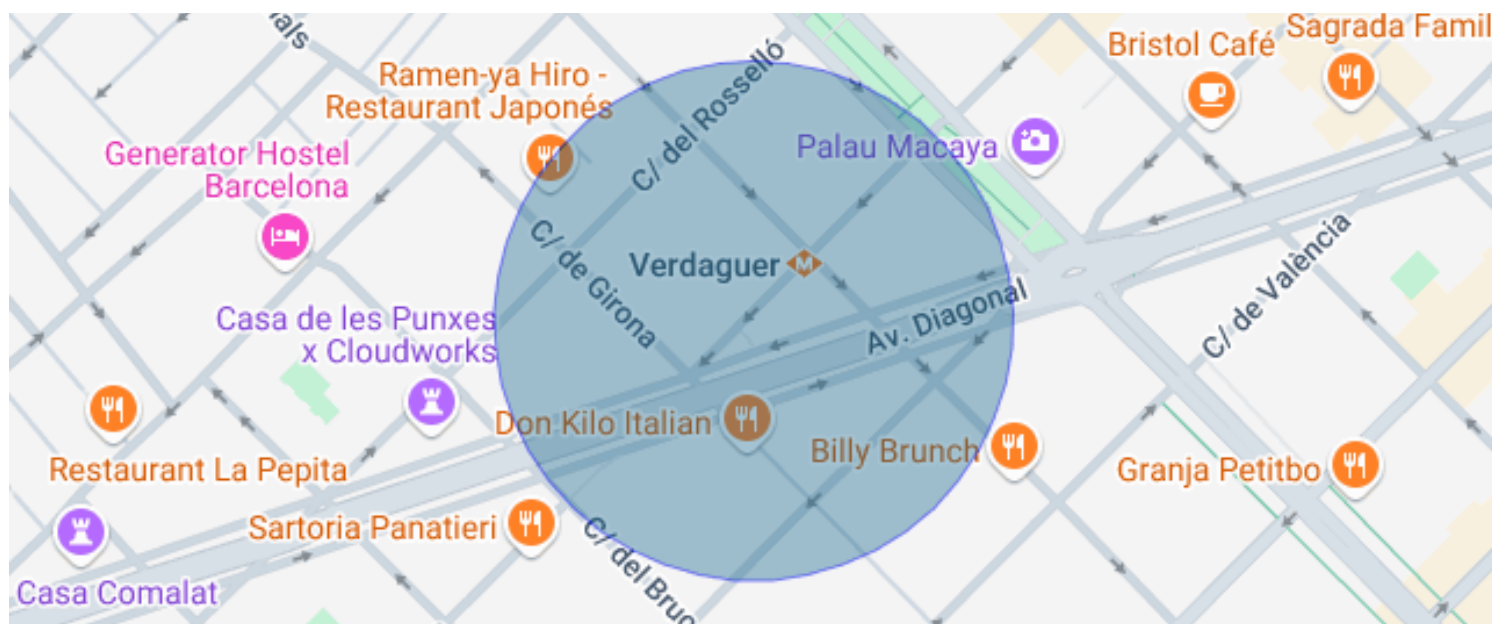


## MAJESTIC PROPERTY OF 880 METRES IN THE EIXAMPLE DRET

La Dreta de l'Eixample / Barcelona

<b>Price</b>	<b>€3,590,000</b>	✓ Air conditioning	✓ Heating
Surface	880 m <sup>2</sup>	✓ Mountain views	✓ Lift
Bedrooms	10	✓ Furnished	✓ Security
Bathrooms	5	✓ Parking	✓ Terrace
Energy classification	G	✓ Concierge	✓ Balcony
Emissions rating	G	✓ Built in closets	✓ Outside
Year of construction	1930		



## La Dreta de l'Eixample / Barcelona

MAJESTIC PROPERTY OF 880 METRES IN THE EIXAMPLE DRET.

Magnificent property located in Roger de Llúria street in Barcelona, in a noucentista estate, built in 1930 by the architect Francesc Guàrdia i Vial, collaborator of Lluís Domènech i Montaner in works such as the Palau de la Música Catalana.

The site belongs to the protected conservation area of the Eixample, made up of buildings constructed before 1965. This guarantees the good state of conservation of the complex.

The almost 900 square metres provide this property with immense spaces, difficult to find in such a unique environment.

Mixed building, with concierge service, ideal for a lawyer's office, notary's office, showroom, consulate, coliving or any type of business or permitted activity. There is also the possibility of residential or mixed use.

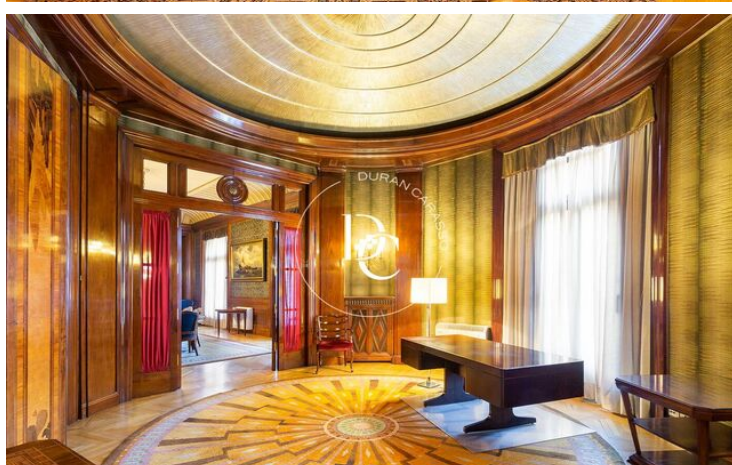
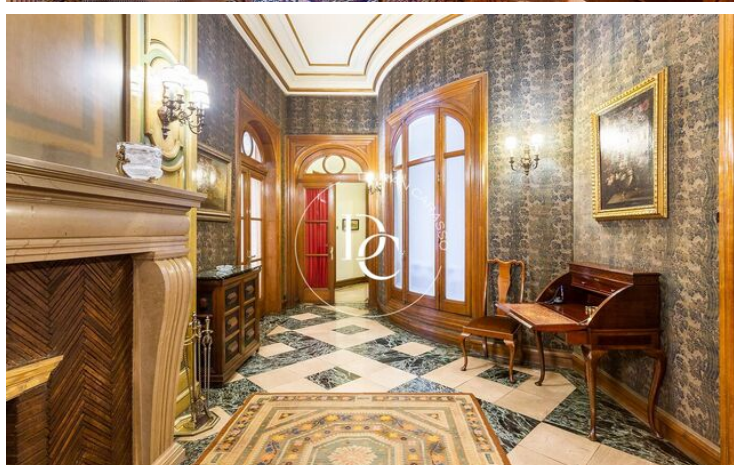
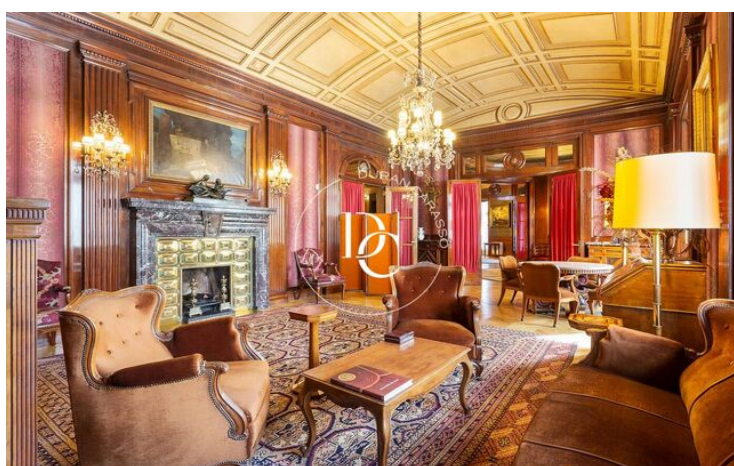
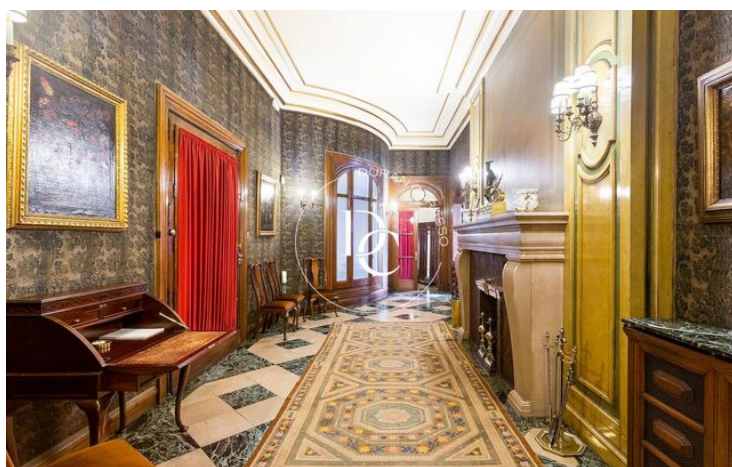
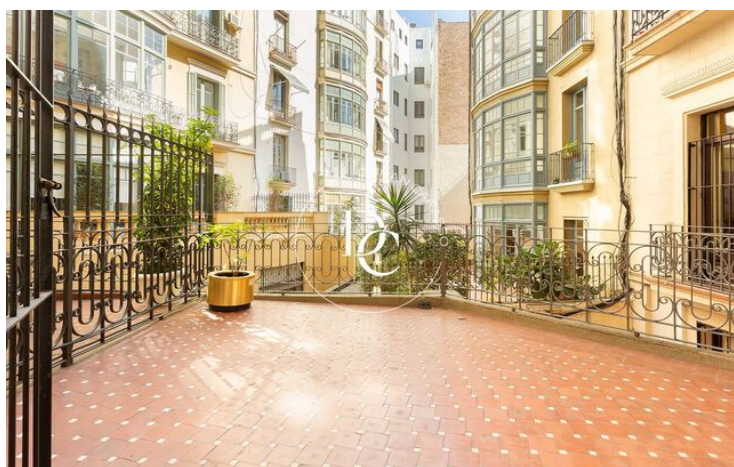
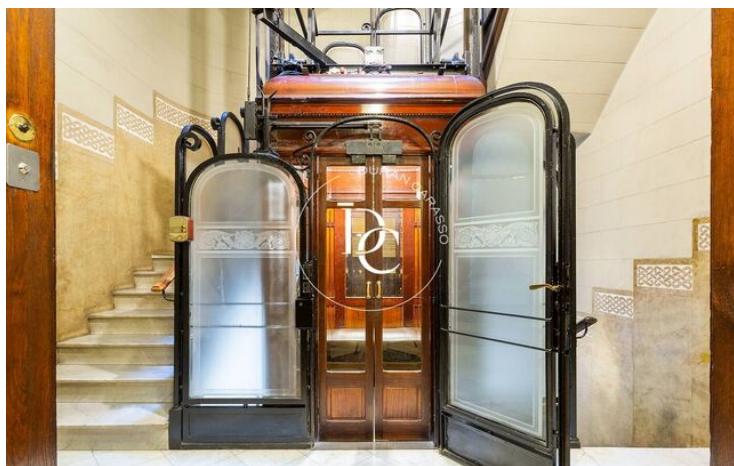
The front façade is south facing and has a large gallery and windows with balconies along its length. This orientation provides a great deal of light throughout the day in the main living area.

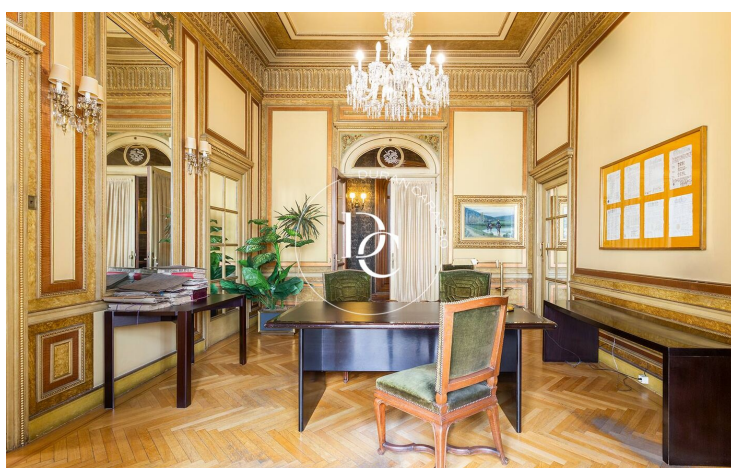
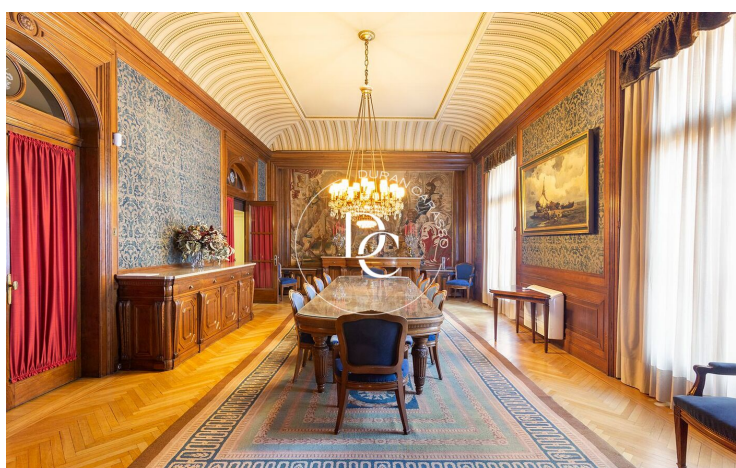
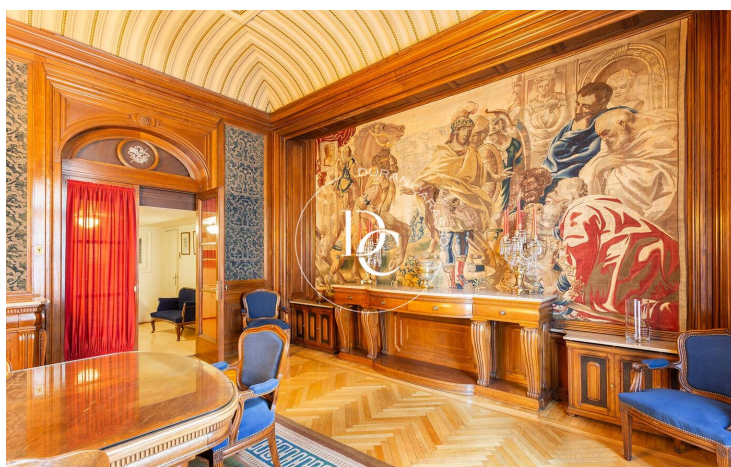
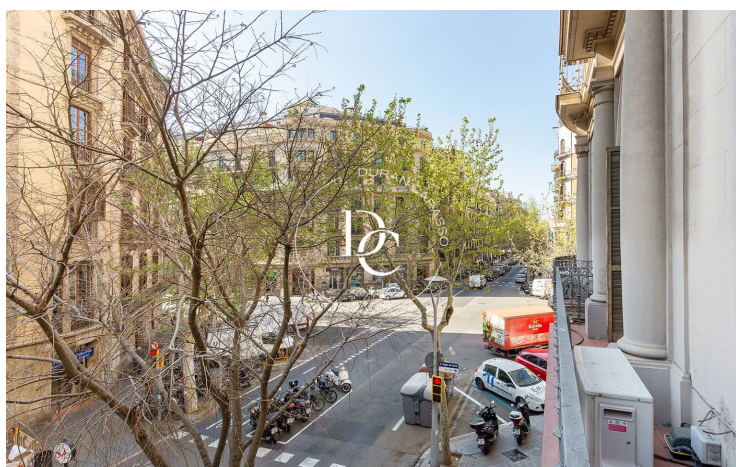
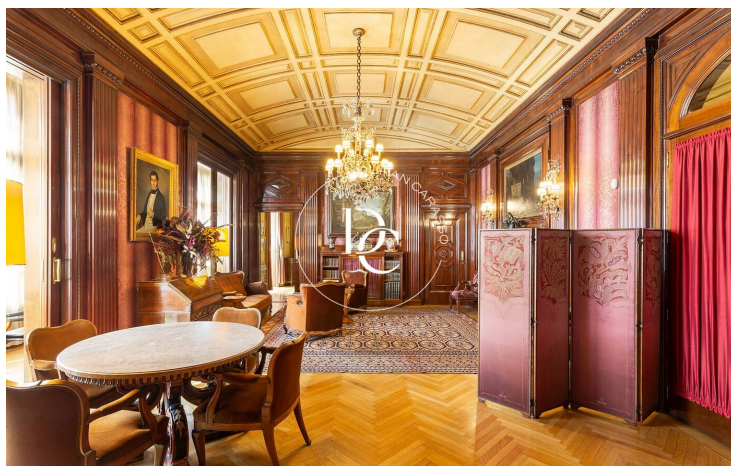
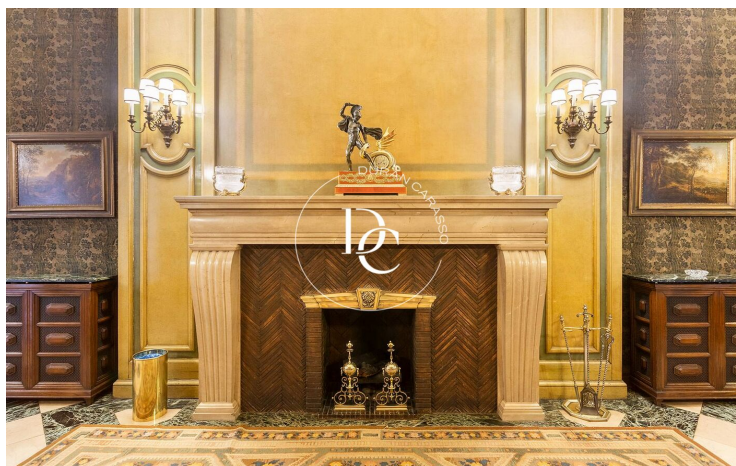
On the other hand, the rear façade faces a quiet and spacious courtyard capable of absorbing more than enough light for the spaces located in this area, where we find a balcony and a large terrace.

Likewise, all the spaces located between the two façades are ventilated and illuminated by a total of four large interior courtyards. As is usual in buildings in this protected environment, it is around these courtyards that the water areas of the building are concentrated.

This unique building has two separate entrances, originally one for the service with a forklift and the other for the owners.

Its 880 m<sup>2</sup> of total surface area, divided into three floors with direct access from the street, its ceilings of more than 4 metres high, as well as the original ornamentation and marquetry make this property a unique piece. It has two...





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