

## LUXURY PENTHOUSE WITH VIEWS FOR SALE IN LA DRETA DE L'EIXAMPLE, BARCELONA

La Dreta de l'Eixample / Barcelona

|                          |                                |                    |                    |
|--------------------------|--------------------------------|--------------------|--------------------|
| <b>Price</b>             | <b>€4,300,000</b>              | ✓ Air conditioning | ✓ Heating          |
| Surface                  | 240 m <sup>2</sup>             | ✓ Mountain views   | ✓ Backyard         |
| Bedrooms                 | 4                              | ✓ Lift             | ✓ Security         |
| Bathrooms                | 4                              | ✓ Terrace          | ✓ Concierge        |
| Energy classification    | B                              | ✓ Balcony          | ✓ Built in closets |
| Energy performance index | 39.00 kw h/m <sup>2</sup> year | ✓ Outside          |                    |
| Emissions rating         | B                              |                    |                    |
| Emissions                | 6.00 co/m <sup>2</sup> year    |                    |                    |
| Year of construction     | 2024                           |                    |                    |



## La Dreta de l'Eixample / Barcelona

Exclusive urban apartments designed for a modern lifestyle. They feature impeccable finishes by the interior designers of Estudio Vilablanch.

This is an emblematic development in the city, which redefines luxury urban living. An exceptional opportunity to build a home and enjoy a high investment potential in one of Barcelona's most exclusive neighborhoods.

The original facade dates back to 1880 and has been respectfully restored while the interiors have undergone a total renovation. The entire structure has been reinforced. It has been waterproofed to receive the benefit of a ten-year insurance guarantee equivalent to a newly constructed

building. The property also has a new roof, acoustic and thermal insulation, mechanical and electrical installations and an elevator.

Duplex penthouse wrapped in natural light has the particularity of double orientation.

On the main floor there is a large living room, dining room and kitchen surrounding an incredible terrace of 50sqm facing southwest, ideal for meetings to enjoy with friends and family.

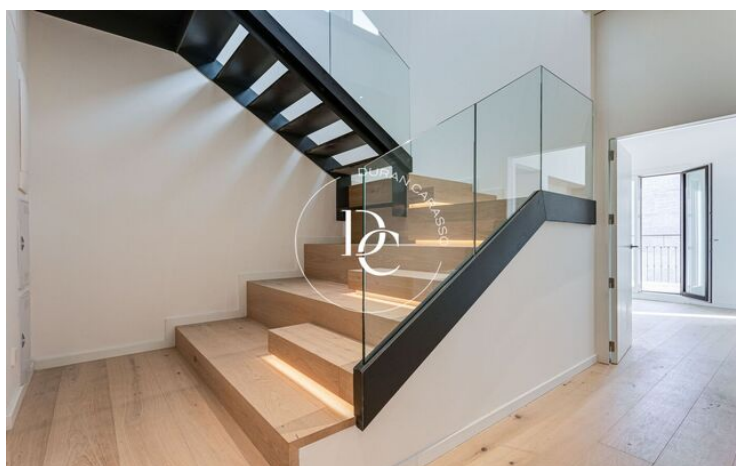
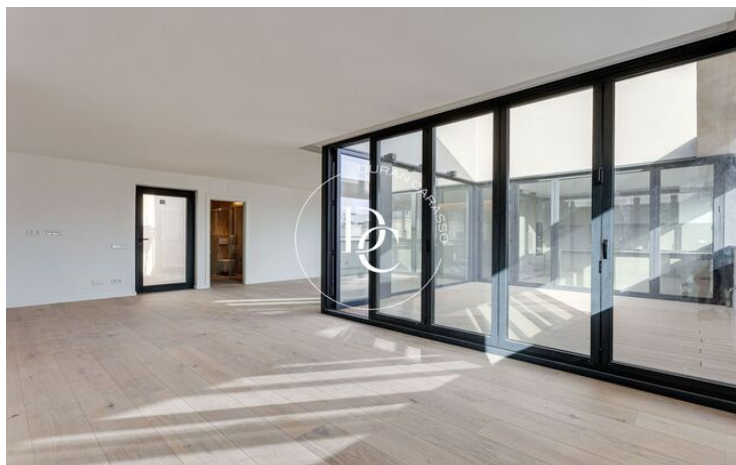
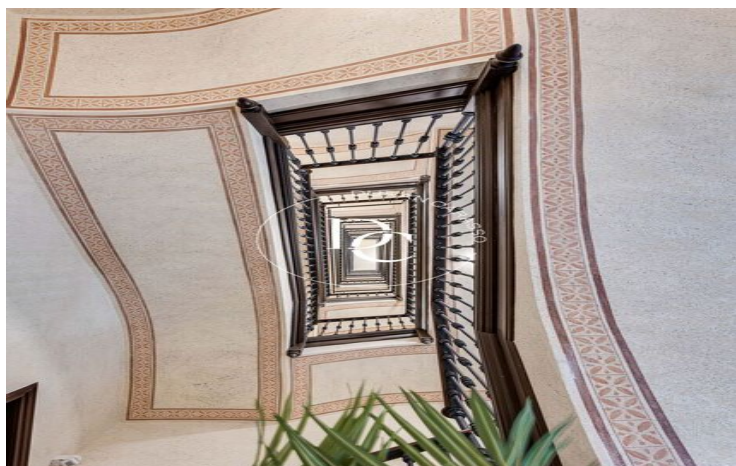
On the lower floor we find a second terrace, 3 bedrooms of which 2 are en suite, a third bathroom and a living room or games room that can be adapted to a fourth bedroom.

This property is ideal for those looking for a central, elegant, bright residence ready to move into, in one of the most prestigious areas of Barcelona.

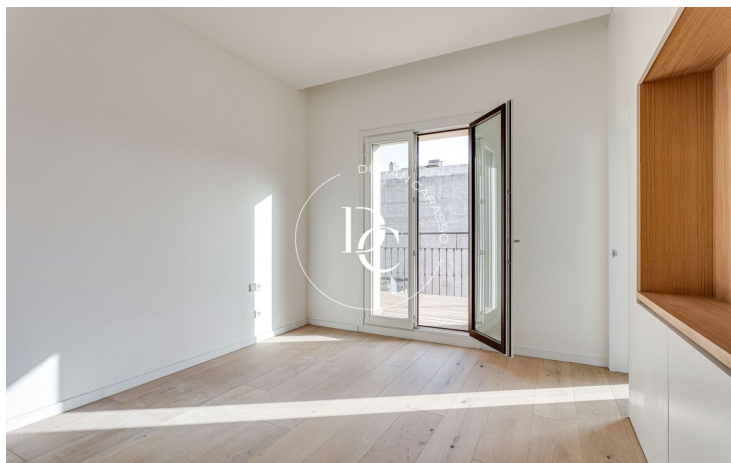
Don't miss the opportunity to visit this spectacular apartment and discover all it has to offer!

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