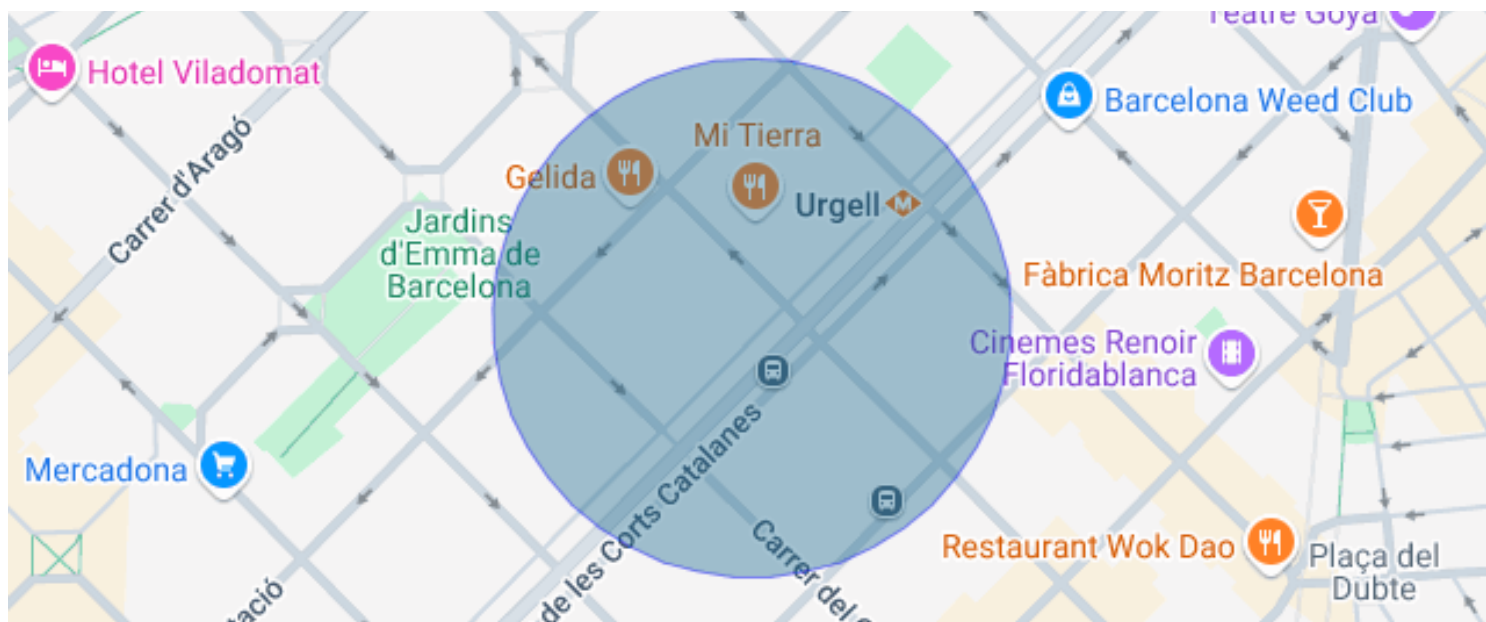




## FLAT FOR SALE IN EIXAMPLE

L'Antiga Esquerra de l'Eixample / Barcelona

<b>Price</b>	<b>€995,000</b>	✓ Air conditioning	✓ Heating
Sur. built	155 m <sup>2</sup>	✓ Views	✓ Lift
Sur. util	155 m <sup>2</sup>	✓ Furnished	✓ Security
Bedrooms	3	✓ Terrace	✓ Concierge
Bathrooms	3	✓ Balcony	✓ Built in closets
Energy classification	D	✓ Outside	
Energy performance index	90.00 kw h/m <sup>2</sup> year		
Emissions rating	C		
Emissions	15.00 co/m <sup>2</sup> year		
Year of construction	1920		
Floor	2		
Actual floor	3		



## L'Antiga Esquerra de l'Eixample / Barcelona

Refurbished flat in a classic building located in the centre of Eixample Esquerra.

The property has a concierge and is located in a corner so all the rooms are very bright.

Located on a third floor, this property has been meticulously designed maintaining original elements which have been enhanced and coexist with the modern avant-garde design.

Spacious day area with three harmonious windows with access to elegant balconies. Designed to share relaxing moments in the sofa area or unforgettable meals in the magnificent kitchen integrated in the almost 40mts of open plan living space.

Three comfortable double bedrooms, one of which is en suite, and a second complete bathroom that serves the rest of the rooms. Two cosy galleries crown this magnificent property.

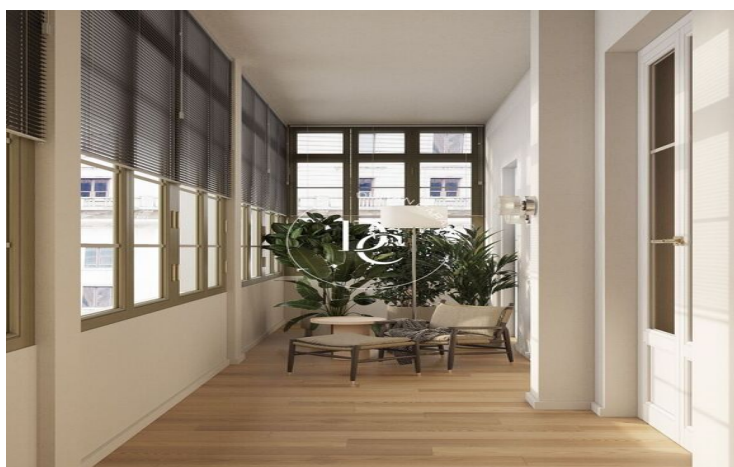
Please do not hesitate to ask for more information, view floor plans and arrange a viewing. We will be pleased to assist you.

and remember #LiveWhereYouWantLiving

### THE NEIGHBOURHOOD: L'Antiga Esquerra de l'Eixample.

The neighbourhood originally grew up around the building of the University of Barcelona, and is the part that was first urbanised on that side of the Eixample. The installation of the Faculty of Medicine and the Hospital Clínic contributed to the development of the area and gave it the dynamic and commercial personality that defines it today.

A neighbourhood for strolling, shopping and leisure. Another of...



ESQUEMO SUPERFICIES	
Bañador	7,70 m <sup>2</sup>
Entrada	2,60 m <sup>2</sup>
Salón y comedor + cocina	35,80 m <sup>2</sup>
Dormitorio 1	14,25 m <sup>2</sup>
Dormitorio 2	13,4 m <sup>2</sup>
Dormitorio 3	10,75 m <sup>2</sup>
Baño 1	5,50 m <sup>2</sup>
Baño 2	2,25 m <sup>2</sup>
Comedor	3,80 m <sup>2</sup>
Salón	14,37 m <sup>2</sup>
Kitchen	9,45 m <sup>2</sup>
<b>Total Útil</b>	<b>109,60 m<sup>2</sup></b>
<b>Plus Construido</b>	<b>139,20 m<sup>2</sup></b>
<b>Plus Cubil y Cx.</b>	<b>388 m<sup>2</sup></b>

Durán Carasso

Las áreas de jardín comunitario se han calculado en base a los planos de obra de los edificios de referencia. No se garantiza la exactitud de las superficies de jardín comunitario. Las superficies de jardín comunitario se han calculado en base a los planos de obra de los edificios de referencia. No se garantiza la exactitud de las superficies de jardín comunitario.

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

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