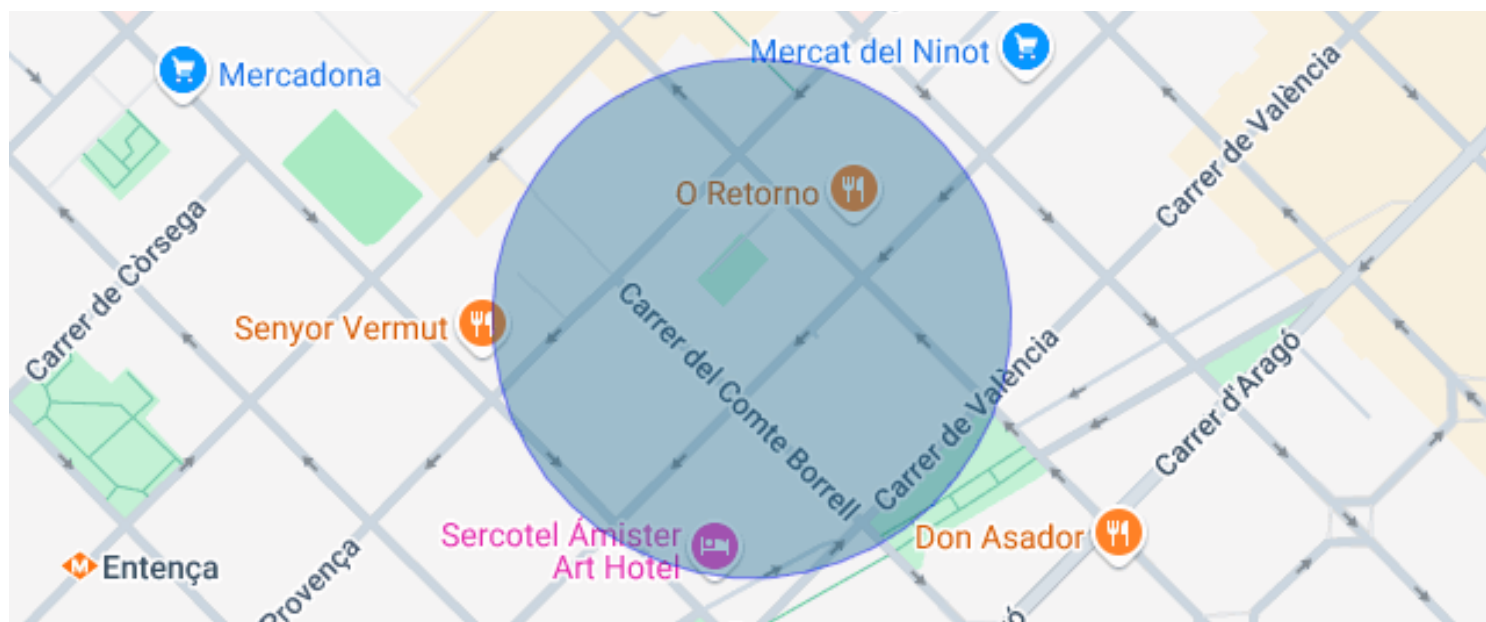




## DUPLEX PENTHOUSE FOR SALE IN NOVA ESQUERRA DE L'EIXAMPLE

L'Antiga Esquerra de l'Eixample / Barcelona

<b>Price</b>	<b>€1,690,000</b>	✓ Heating	✓ Mountain views
Sur. built	322 m <sup>2</sup>	✓ Lift	✓ Furnished
Sur. util	275 m <sup>2</sup>	✓ Fireplace	✓ Security
Bedrooms	6	✓ Parking	✓ Terrace
Bathrooms	6	✓ Concierge	✓ Built in closets
Energy classification	E	✓ Outside	
Energy performance index	125.00 kw h/m <sup>2</sup> year		
Emissions rating	E		
Emissions	26.00 co/m <sup>2</sup> year		
Year of construction	1990		
Floor	6		



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

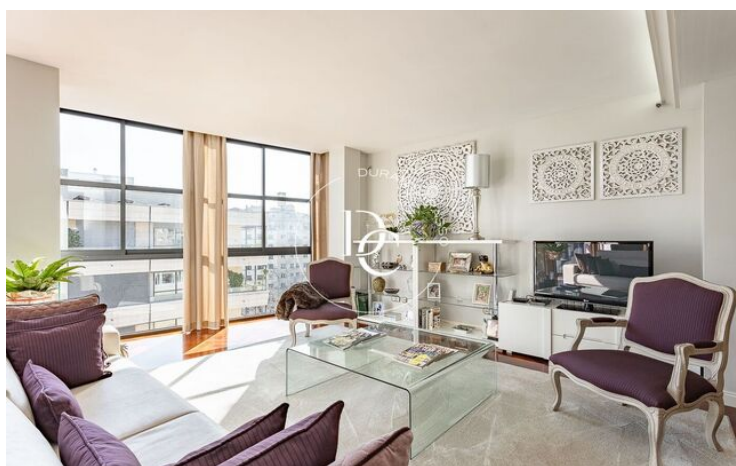
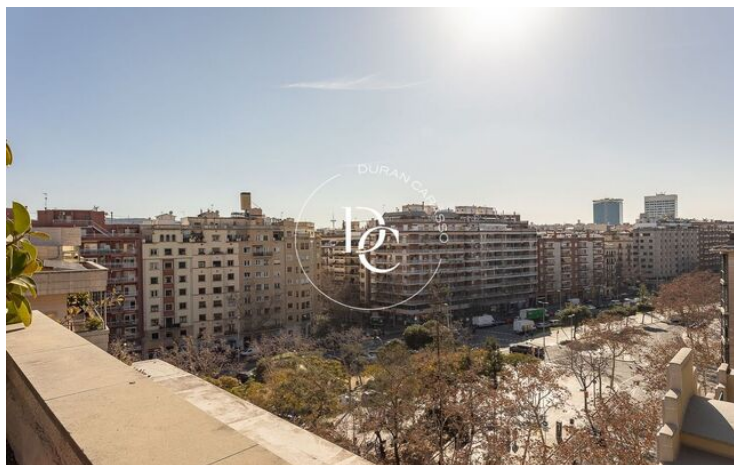
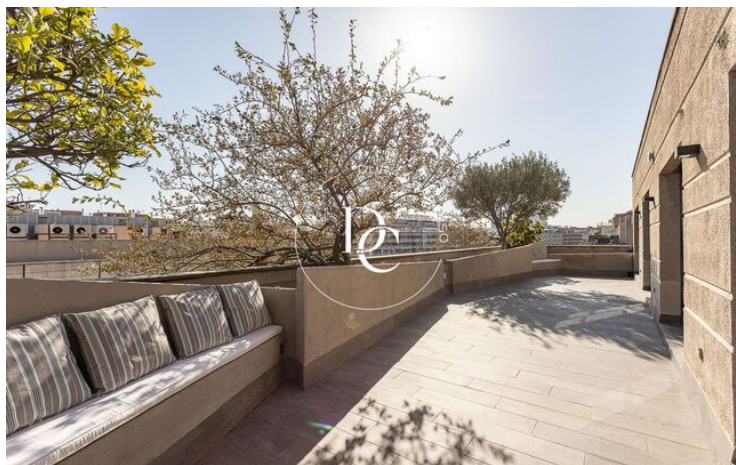
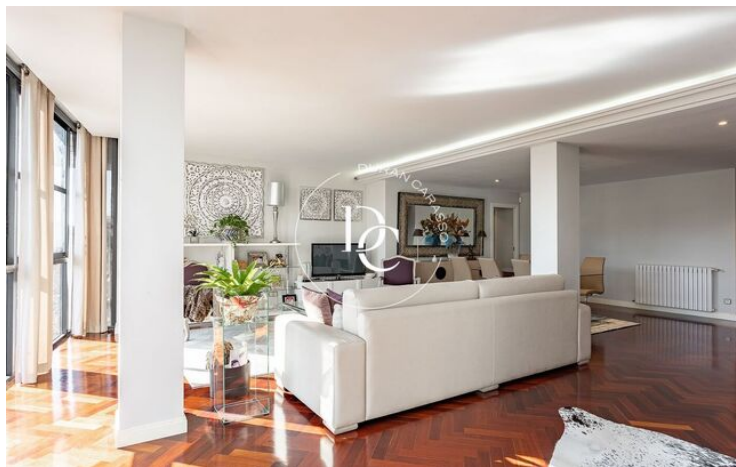
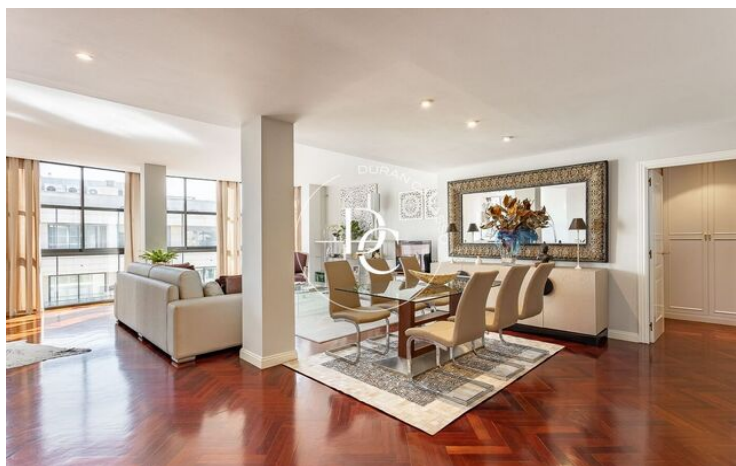
Exclusive property on Mallorca street, in La Nova Esquerra de l'Eixample, one of the most sought-after areas of Barcelona, with a perfect combination of residential tranquility and access to all services. It consists of two modern duplex penthouses, joined together to form a unique home of more than 300 m<sup>2</sup>.

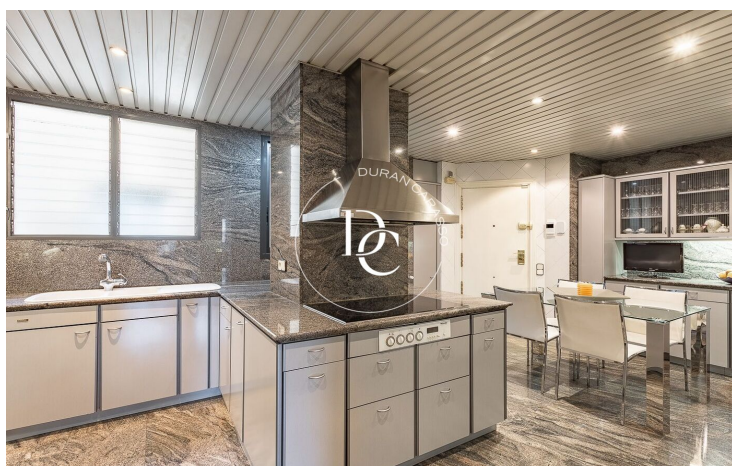
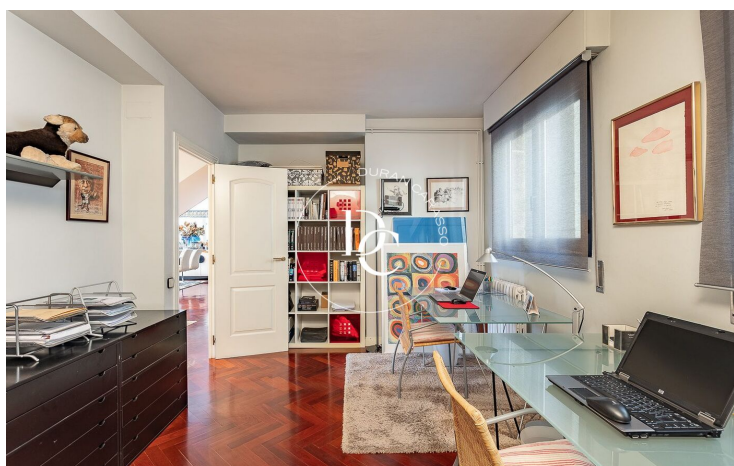
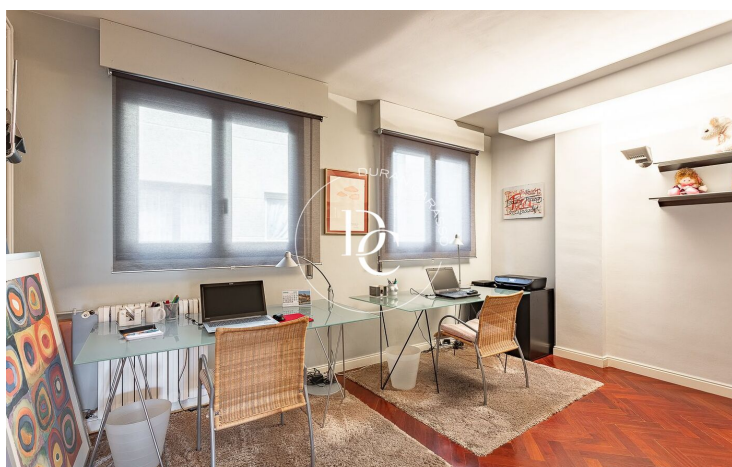
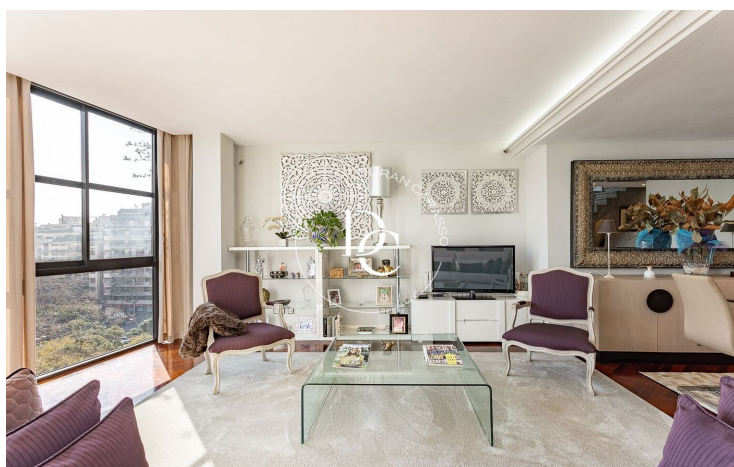
We enter the home through a large and generous hall around which the different rooms on the ground floor are distributed, such as a large and bright living-dining room of just over 60m<sup>2</sup> with floor-to-ceiling windows that flood the space with natural light. Large exterior kitchen with natural light fully equipped with high-end appliances. Two double bedrooms en suite with built-in wardrobes and a large bathroom. The kitchen with its independent entrance is the service area, with its bathroom. This spacious, exterior room is used as a laundry and ironing area.

On the upper floor, there is a large reading room or multipurpose room that gives access to two en-suite, exterior bedrooms. One of them is the master suite that has a spacious dressing room. The jewel of the property is its impressive terrace, with an area of more than 70 m<sup>2</sup>, ideal for enjoying the Mediterranean climate. From the terraces you can contemplate panoramic views of the city. High ceilings, parquet floors, individual gas heating. The building has a lift, concierge, security systems and video surveillance. Two parking spaces on the property.

It is an ideal property for those looking for exclusivity, spaciousness and natural light in one of the best locations in Barcelona. You will find quick exit and access routes to get to any area and with very good public transport connections. It is a neighbourhood where you will find all kinds of services, shops and restaurants.

Vive donde mereces vivir.





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.