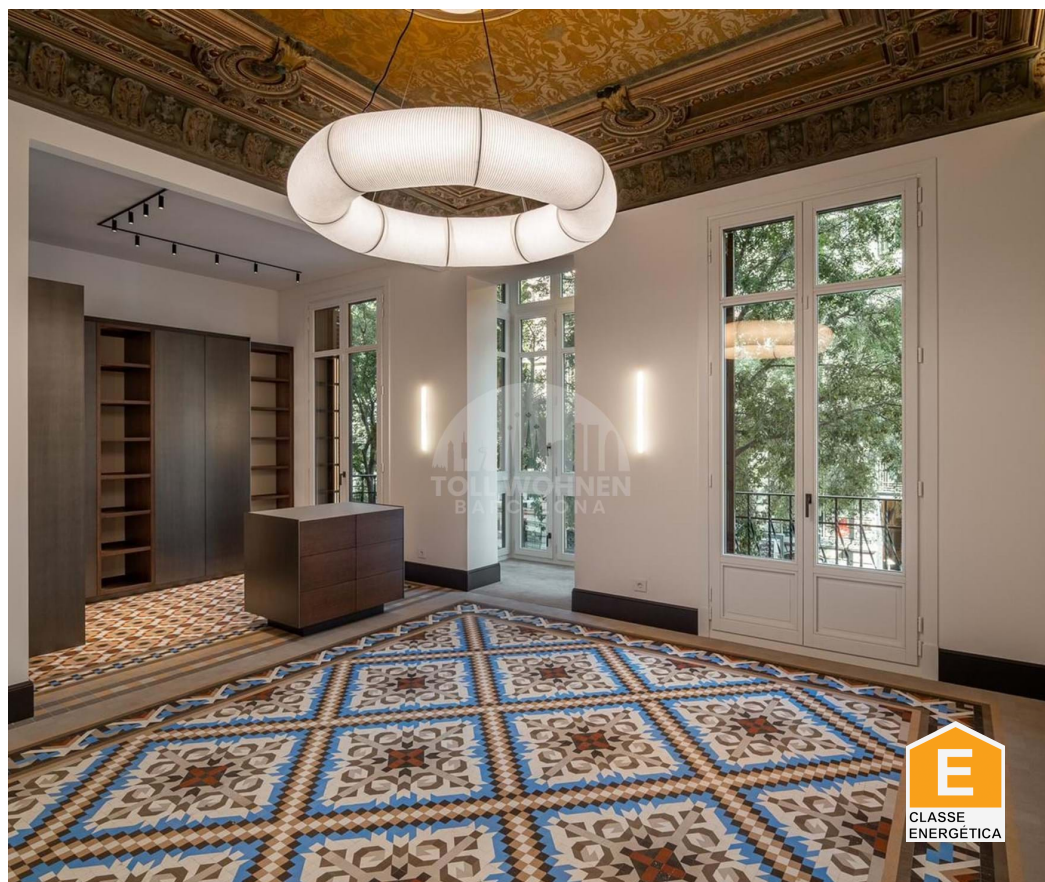




Barcelona - Apartment



 **3**
Bedrooms

 **3**
Bathrooms

 **191**
Area (m²)



2 450 000 €
(EUR €)

A Timeless Masterpiece in the Heart of Eixample Right

This special property is a unique masterpiece located in Eixample Right, directly next to Passeig de Gracia, Barcelona's most prestigious street. This outstanding 190 sq m apartment is located on the principal floor (with private entrance to the lift) of a classic Modernista building and also offers a luxurious 124 sq m back terrace of two levels with exquisite plantation design, where you can enjoy an al fresco dining and chill-out zone. It is a peaceful gem in the very heart of the city.

This high-end property has very impressive period features, and one of our company's specialties is a meaningful combination of modern design and heritage details. The original Nolla mosaic floor has been carefully restored by a team of artisans, as well as the hand-painted ceiling quadratura. These features make the property look very timeless and dreamy.

An impressive entrance lobby of the apartment features a minimalist panoramic window overlooking



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a well-designed inner patio paneled in wood with a stunning sculptural olive tree in the middle, surrounded by atmospheric exterior lighting from the brand Marset.

The spacious day area, full of light and gorgeous views of the terrace, has an open-plan kitchen. The linear contemporary design of the Italian-made Poliform kitchen and bar area makes the open-concept day zone look really elevated and elegant. The kitchen is equipped with all high-end appliances (Miele, Bora). Transparent and minimalist David Groppi suspended light creates a gorgeous romantic atmosphere in the dining zone of this space.

The night area consists of three bedrooms (two of them are ensuite), and the pride of the night zone is a breathtaking master suite of 44 sq m. The master suite includes an elegant dressing room made with high-end finishes (hand-brushed metal effect wood, leather top island for accessories, bronze glass, designer Flos, and Alabaster lighting). The master bathroom has impressive luxurious features – Carrara marble heated floors, a spacious shower for two people, high-end Gessi Venti sanitaryware, a Duravit bathtub, double sink, and stunning designer lighting pieces from Catellani & Smith and Flos, giving it a very glamorous ambiance. The master suite also has the great benefit of being directly adjacent to a convenient and cozy home office zone, making it a perfect place to combine work and comfort.

This property is a great representation of a place where timeless design marries innovation and technology. The property features an integrated Domotica home automation system. The Domotica system will help make life in this house comfortable and convenient; you can manage lighting scenarios, heating and cooling systems, curtains, and shades with just one click on your phone, no matter where you are.



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Property Features

- Heating
- Dishwashing machine
- Fitted wardrobes
- Walk-in wardrobe
- Terrace
- Floors: principal
- Kitchenette
- Security alarm
- Double glazing
- Quiet Location
- Gas fire
- Energetic certification: E
- Mains water
- Renovation year: 2024
- Balcony (m2): 124
- Washing machine
- Air conditioning
- Under floor heating
- Proximity: Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools
- Built year: 1890
- Laundry
- Views: City view, Garden view
- Lift
- Electric shutters
- Central location
- Security door
- Solar orientation: North
- Balcony
- Orientation: Exterior



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