APROPERTIES
REAL ESTATE

Paseo de Gracia 85
Tel: 93 528 89 08
https://www.aproperties.es

(Eixample Dreta) *Ref: ONB2508003-U*



Brand-New Ground Floor Duplex in Eixample with Large Patio

This elegant, brand-new ground-floor duplex combines the charm of a restored period building with contemporary design and high-end finishes. Featuring 192 sq m built and a magnificent 62 sq m private garden, the property is laid out over two floors with spacious rooms filled with natural light. The living area offers an elegant lounge-diner with a designer open-plan kitchen, a full bathroom, a laundry room, and a multi-purpose space. On the upper floor, there are two double bedrooms—one of them en-suite—a second full bathroom, and a versatile space ideal as a third bedroom or home office. The property stands out for its top-quality finishes: Bulthaup kitchen with Neff appliances, natural oak floors, high ceilings with restored beams, Duravit bathrooms with Hansgrohe fittings, aerothermal climate control, and high-performance window frames. Located on a quiet street in Eixample Dreta, just steps from Passeig de Gràcia, this property offers the perfect combination of design, comfort, and a privileged location in the heart of Barcelona.

Barcelona / Eixample Dreta

Surface
191 m² - 191 m²
Completion
Q3 2025

- ✔ Views
- ✔ Heating
- ✔ AACC
- ✔ Terrace
- ✔ Backyard
- ✔ Lift
- ✔ Security
- ✔ Concierge

Price from 2,188,000 €

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Units in this development

Type	Unit	Surface	Terrace	Bedrooms	Bathrooms	Price	State
Duplex	Bajo 2ª	191.72 m^2	1 (62 m^2)	3	3	€ 2,188,000	Available

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Contact us today for more information or to arrange a viewing

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