



(Eixample Dreta)

Ref: ONB2508003-U



## *Brand-New Ground Floor Duplex in Eixample with Large Patio*

This elegant ground floor duplex home offers the perfect combination of spaciousness, warmth, and modern design. Located in a renovated building with a classic façade and fully renewed interiors, the property is brand new and move-in ready. It has a total built area of 192 m<sup>2</sup> and a beautiful 62 m<sup>2</sup> garden. The property is laid out over two levels. The lower floor features a bright living area, a high-end open kitchen, a full bathroom, a laundry room, and a flexible space that can serve as a dining room or study. The upper floor offers two double bedrooms (one en suite), a second full bathroom, and a multifunctional open space that can be used as a third bedroom or office. Highlights include: Bulthaup kitchen with Neff appliances Natural oak flooring throughout High ceilings with restored exposed beams Recessed LED lighting Bathrooms with Duravit sanitaryware and Hansgrohe taps Aerothermal climate control Thermal and acoustic insulation in all enclosures The building blends modernist aesthetics with energy efficiency. Located on a quiet street in Eixample, just steps from Passeig de Gràcia, it offers an unbeatable location with every amenity [...]

Barcelona / Eixample Dreta

Surface  
191 m<sup>2</sup> - 191 m<sup>2</sup>  
Completion  
Q3 2025

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

Price from 2,188,000 €



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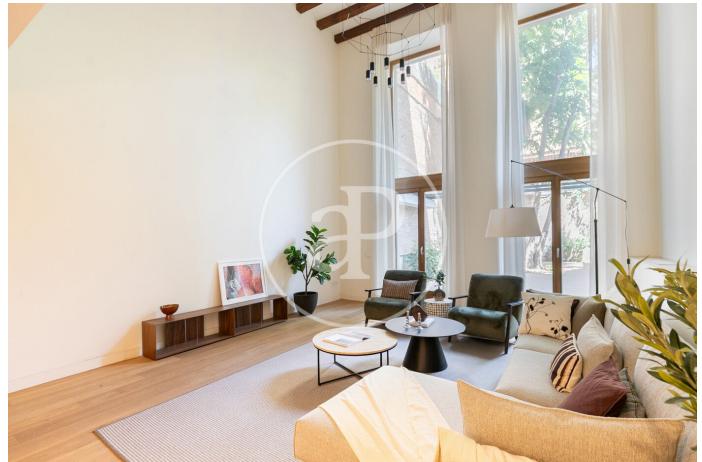
## Units in this development

Type	Unit	Surface	Terrace	Bedrooms	Bathrooms	Price	State
Duplex	Bajo 2 <sup>a</sup>	191.72 m <sup>2</sup>	1 ( 62 m <sup>2</sup> )	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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