



(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

Unit bj 2<sup>a</sup>

Completion Q3 2025

### FEATURES

Surface 192 m<sup>2</sup> / 62 m<sup>2</sup> terrace

3 Rooms

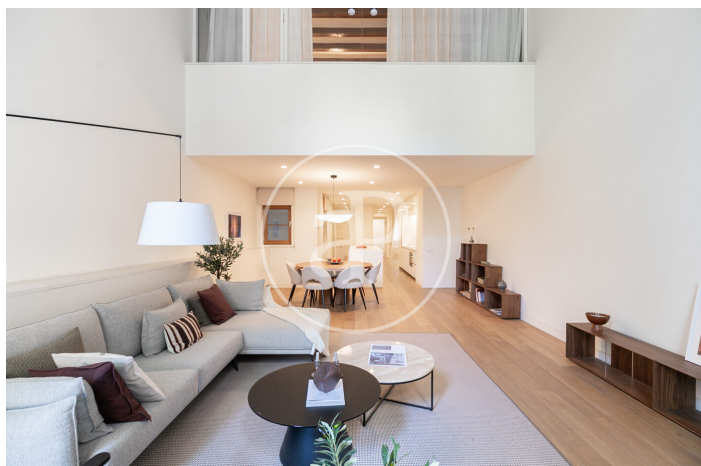
3 Toilets

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



(Eixample Dreta)

Ref: ONB2508003-U



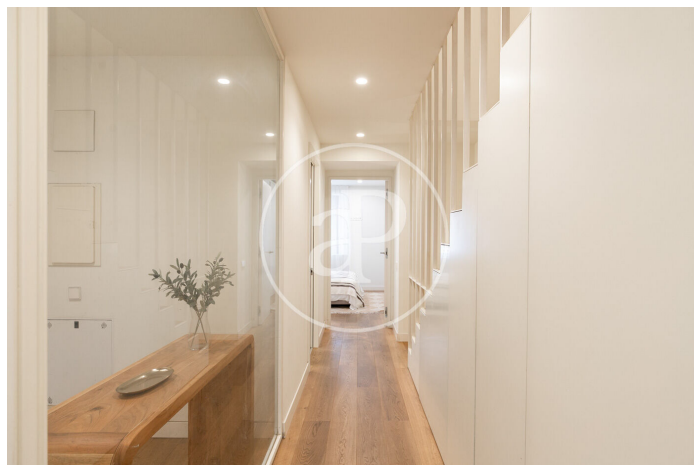
(Eixample Dreta)

Ref: ONB2508003-U



(Eixample Dreta)

Ref: ONB2508003-U



The information about any property is not binding to any offer or contract. Any verbal or written declaration made by aProperties with regards to the value or condition of the property should not be considered accurate or factual. The pictures make reference to some parts of the property at the times that they were taken. The areas, dimensions and distances that are given are approximate and should be checked by the client. The images are computer generated and are just an approximate indication of the real appearance of the property; these may change at any time. The information with regards to the property may also change at any time.

Contact us today for more information or to arrange a viewing

Tel: 93 528 89 08 [apropertiesbarcelona@aproperties.es](mailto:apropertiesbarcelona@aproperties.es) <https://www.aproperties.es>