APROPERTIES
REAL ESTATE

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

(Eixample Dreta) *Ref: ONB2508001-U*



Brand-New Ground Floor with 3 Bedrooms and Private Garden

In a distinguished, fully renovated period building in the heart of Eixample Dreta and just steps from Passeig de Gràcia, lies this exclusive brand-new ground-floor duplex. A unique residence that combines the character of Modernist architecture with contemporary design and top-tier finishes. Featuring 196 sq m built and a magnificent 62 sq m private garden, the property offers spacious, bright, and carefully designed rooms. Its impressive ceilings over five meters high, large windows, and seamless connection between indoor and outdoor spaces create an atmosphere of elegance, openness, and comfort. The property has been crafted with a curated selection of fine materials and high-end equipment. It features a Bulthaup kitchen equipped with Neff appliances, natural wood flooring combined with restored original hydraulic tiles, restored wooden window frames with double glazing, aerothermal climate control, bathrooms with Duravit fixtures and Hansgrohe fittings, as well as built-in wardrobes, integrated LED lighting, and top-quality finishes throughout. The fully renovated building includes a state-of-the-art elevator, a restored entrance hall, and accessible entry. An exceptional opportunity to enjoy an exclusive home at one of Barcelona's most desirable addresses.

Barcelona / Eixample Dreta

Surface
195 m² - 195 m²
Completion
Q3 2025

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

Price from 2,158,000 €

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Units in this development

Type	Unit	Surface	Bedrooms	Bathrooms	Price	State
Duplex	Bajo 1ª	195 m^2	3	3	€ 2,158,000	Available

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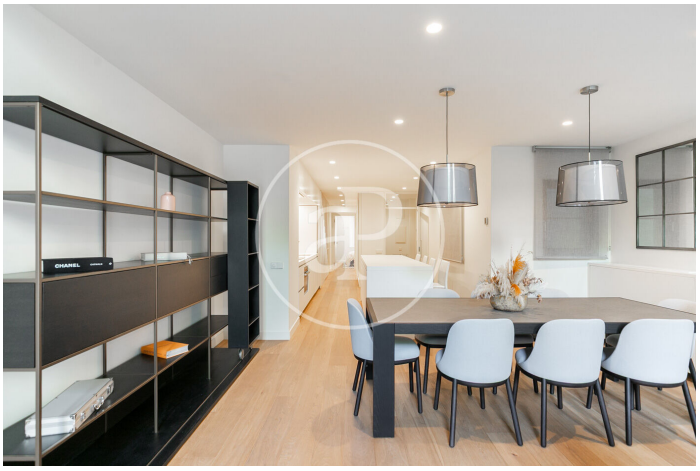




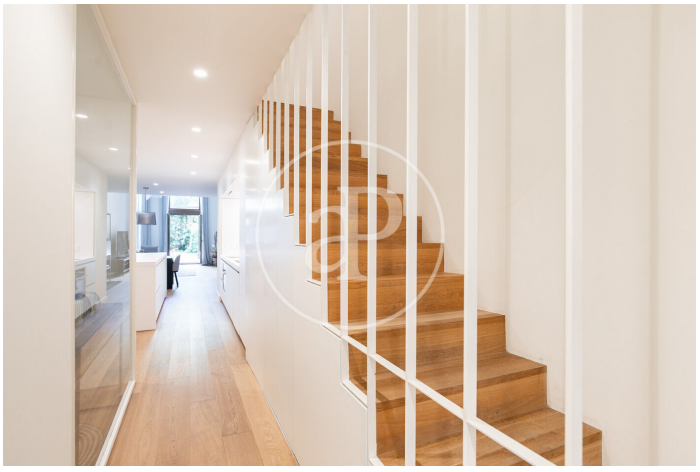

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