



(Eixample Dreta)

Ref: ONB2508001-U



## Brand-New Ground Floor with 3 Bedrooms and Private Garden

In the heart of Eixample Right, in a fully restored historic building with top-quality finishes, we find this impressive brand-new duplex-style ground floor home. Its design masterfully combines the best of original modernist style with the comfort and functionality of a contemporary home. With a built area of 196m<sup>2</sup> and a private garden of 62m<sup>2</sup>, this property offers a unique experience: ceilings over 5 meters high, large windows connecting indoor and outdoor spaces, generous and versatile rooms, and an ideal layout for both residential and professional use. Outstanding features: Bulthaup kitchen with Neff appliances Natural wood flooring and restored hydraulic tiles Restored wooden carpentry and double-insulated windows Aerothermal climate control (hot/cold) Bathrooms with Duravit fixtures and Hansgrohe taps Built-in wardrobes, integrated LED lighting, and designer finishes The building features a new elevator, refurbished entrance, and adapted access. Just steps away from Passeig de Gràcia, surrounded by top-tier services, fine dining, and excellent public transport connections. Don't miss this unique opportunity to live in an exceptional architectural gem. Contact us to schedule a visit!

Barcelona / Eixample Dreta

Unit bj 1<sup>a</sup>

Completion Q3 2025

### FEATURES

Surface 195 m<sup>2</sup>

3 Rooms

3 Toilets

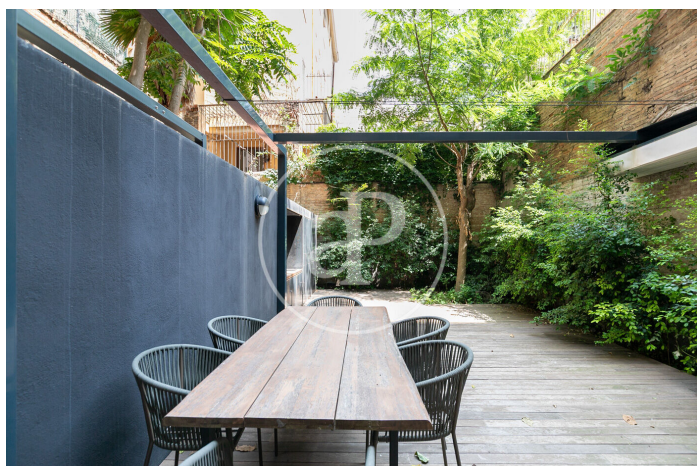
- ✓ Views
- ✓ Heating
- ✓ AACC
- ✓ Backyard
- ✓ Lift
- ✓ Security
- ✓ Concierge





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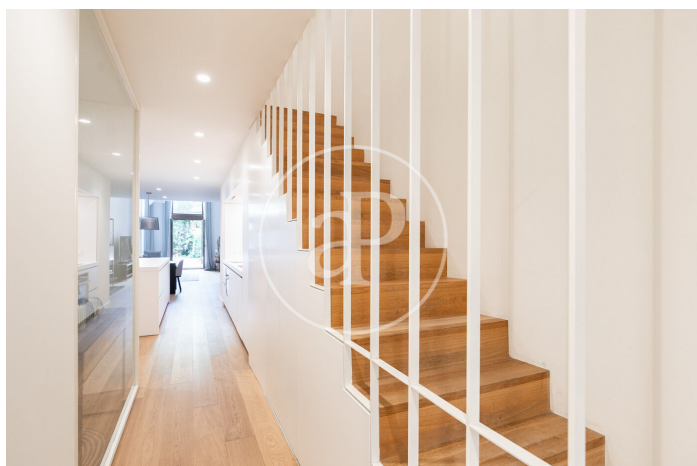
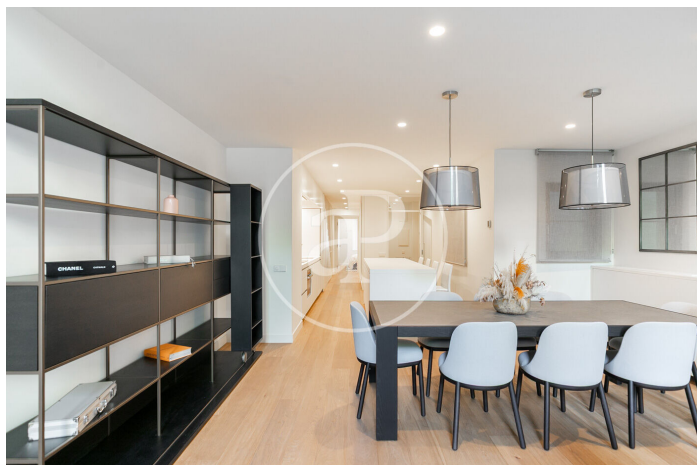
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Contact us today for more information or to arrange a viewing

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