



Camp d'en Grassot - Gràcia nova, Barcelona

REF. VB2510055

# FLAT FOR SALE ON ROGER DE FLOR STREET

## Features

- ✓ Views
- ✓ Heating
- ✓ Furnished
- ✓ Boxroom
- ✓ AACC
- ✓ Lift

Surface

**85 m<sup>2</sup>**

Bedrooms

**2**

Bathrooms

**2**

Price

**460,000 €**



**Discover this singular home located on the ground floor of a classic 1910 building, in excellent condition.**

A true corner gem on the quiet Roger de Flor passage, where original charm and contemporary design come together perfectly. Organized in 2 floors with total of 85sqm constructed. The property features an independent street-level entrance with a double door: one of wrought iron, allowing natural light to flow in, and the large original wooden gates, fully restored. A spacious foyer leads, through elegant glass doors, to the open-plan living-dining room and kitchen, featuring stunning hydraulic floors and 4-meter-high ceilings, creating an exceptional sense of

space and character. The bathrooms, with microcement floors, and the original wooden carpentry—fully restored, tilt-and-turn windows with double glazing—are an example of meticulous attention to detail throughout. The upper mezzanine houses a study area, ideal for remote work or as a guest bedroom. The home has two bedrooms: a double master suite with dressing area and a bathroom with elegant marble basin, and a second individual bedroom with ample space for wardrobes. A second full bathroom includes a storage mezzanine. The open-plan kitchen, integrated with the living area,...

**Contact us,**  
we will be happy to assist you,  
to offer you more details and information.



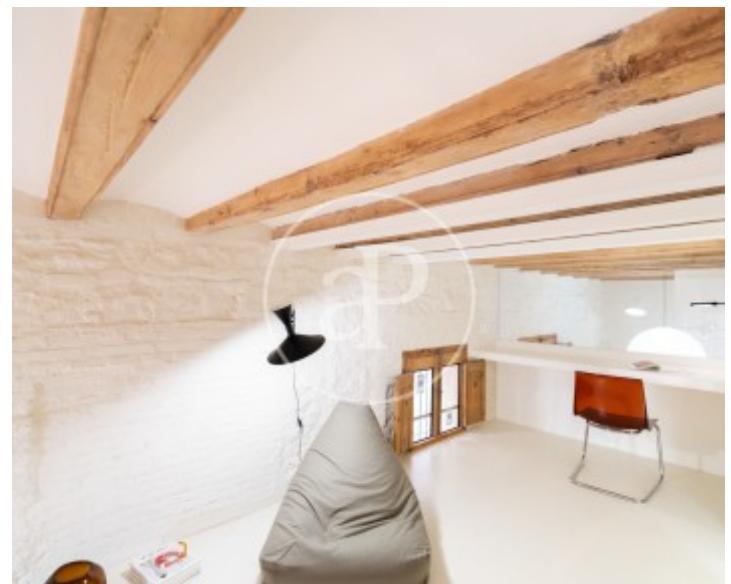
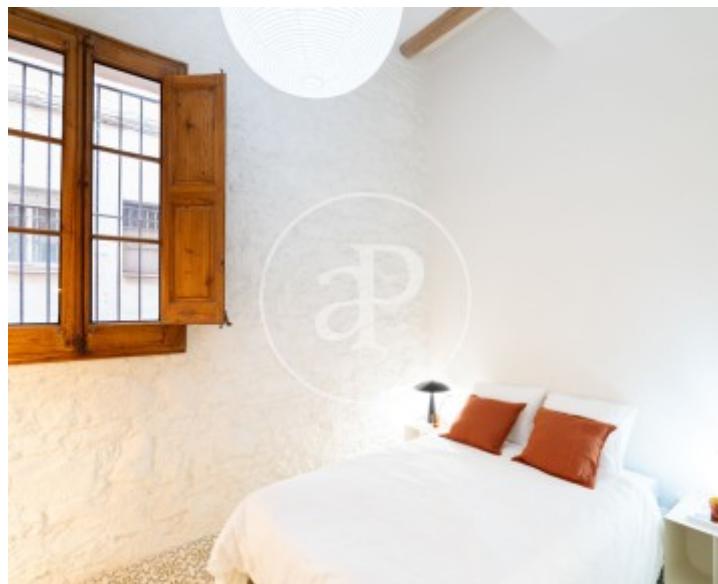
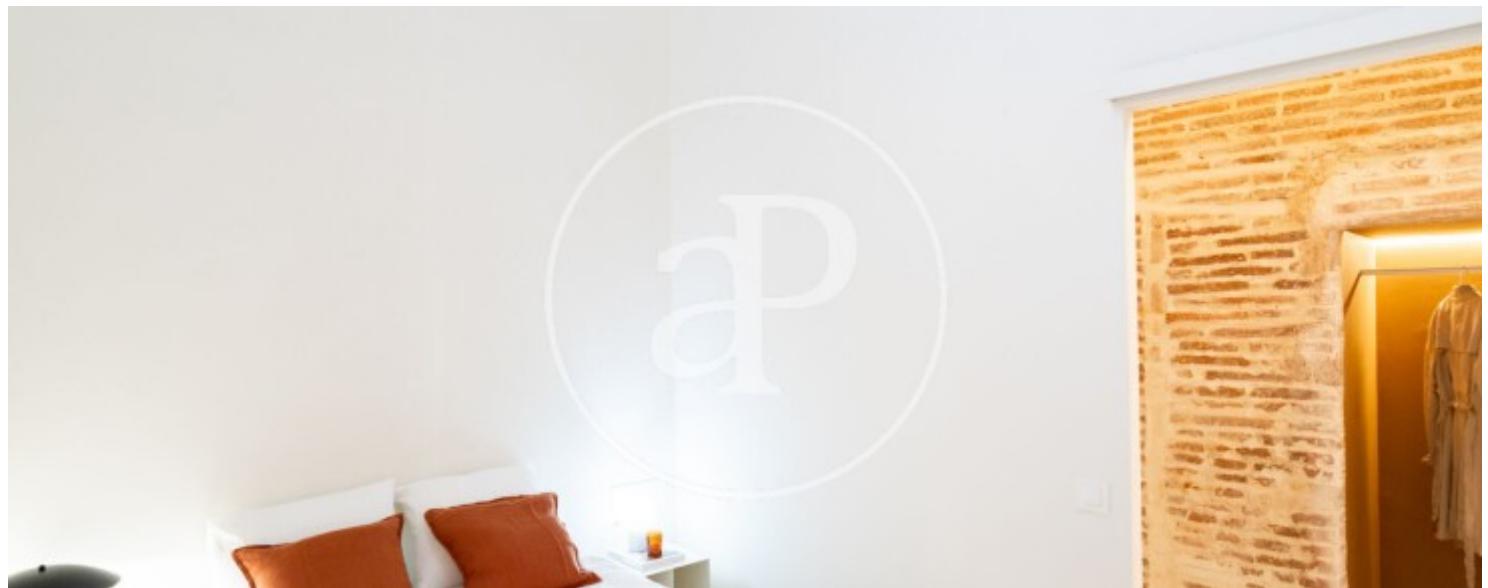
Camp d'en Grassot - Gràcia nova, Barcelona

REF. VB2510055



Camp d'en Grassot - Gràcia nova, Barcelona

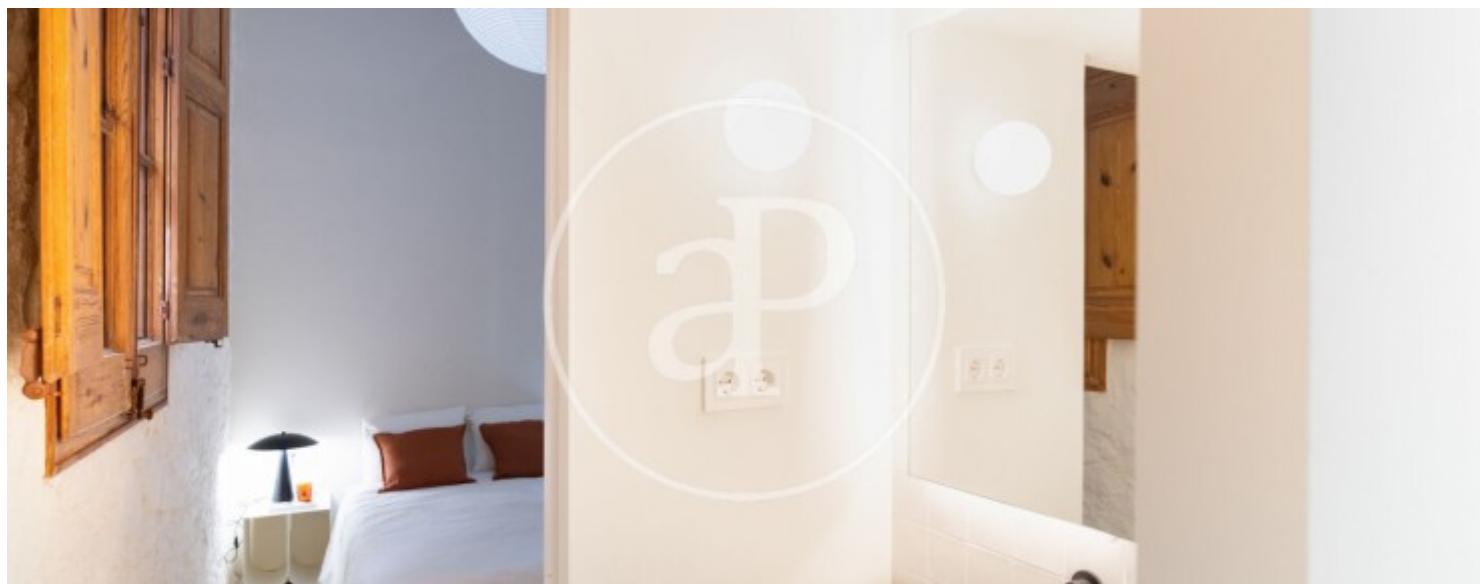
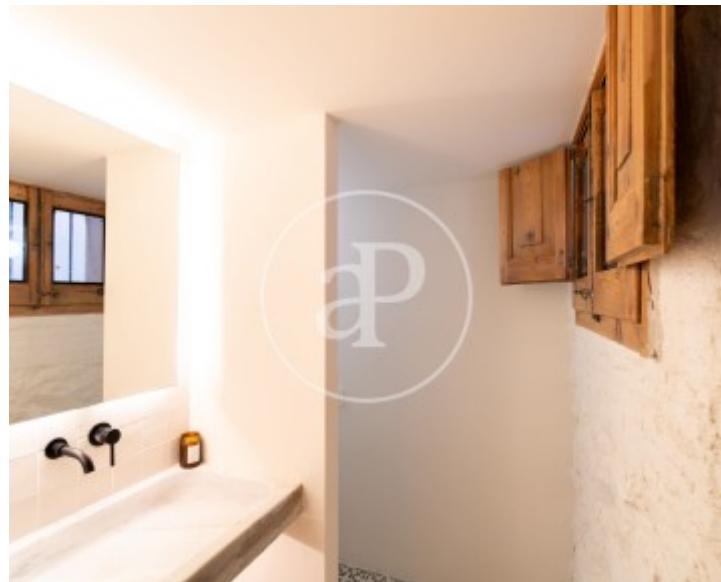
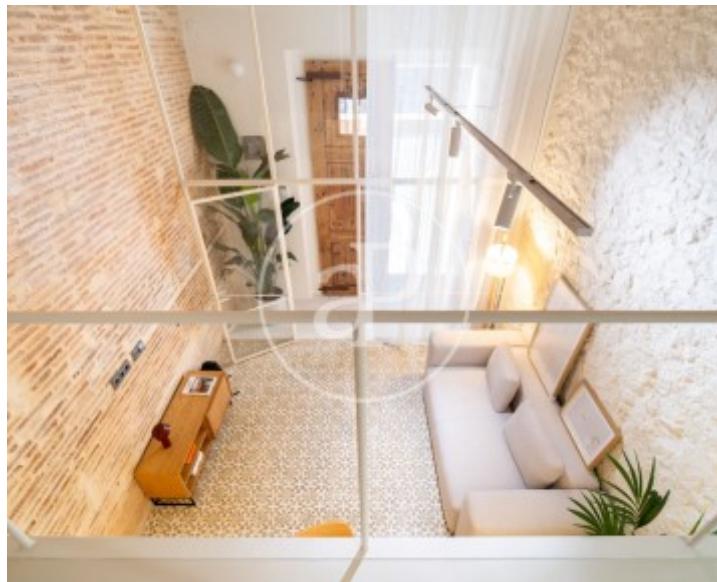
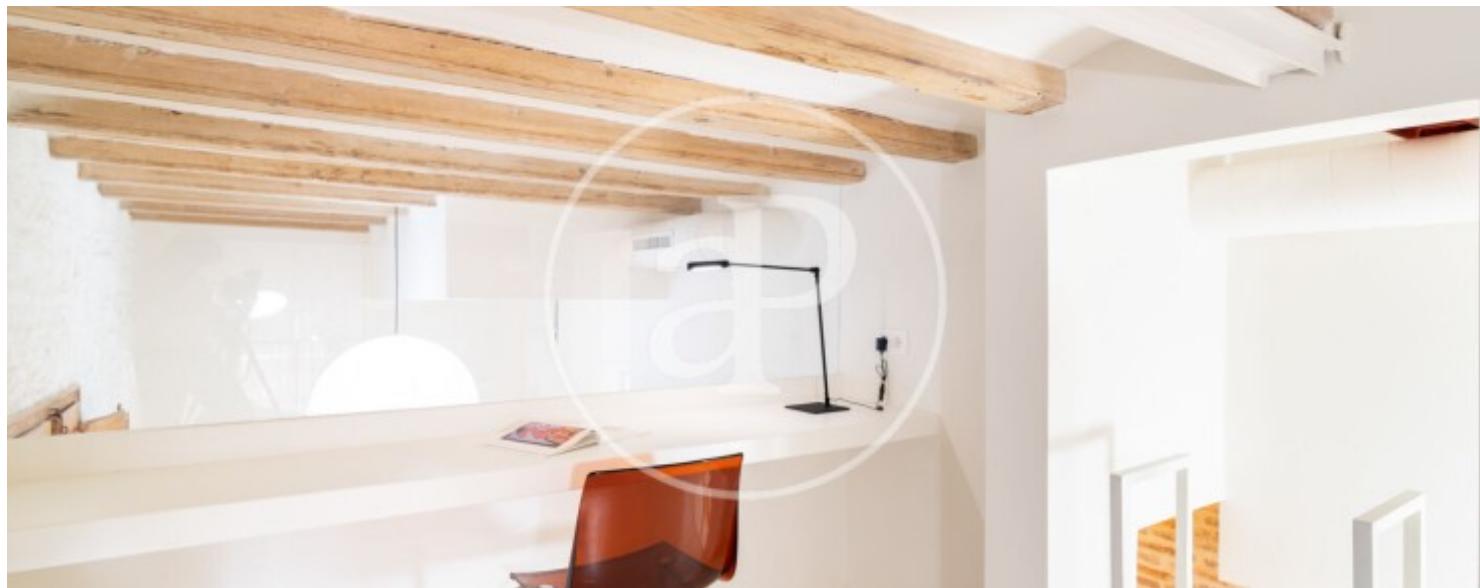
REF. VB2510055





Camp d'en Grassot - Gràcia nova, Barcelona

REF. VB2510055





Camp d'en Grassot - Gràcia nova, Barcelona

REF. VB2510055



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.

For more information or  
to make an appointment

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