APROPERTIES
REAL ESTATE

Paseo de Gracia 85
08008 Barcelona
T. 93 528 89 08
www.aproperties.es

Camp d'en Grassot - Gràcia nova, Barcelona

REF. VB2510055

FLAT FOR SALE ON ROGER DE FLOR STREET

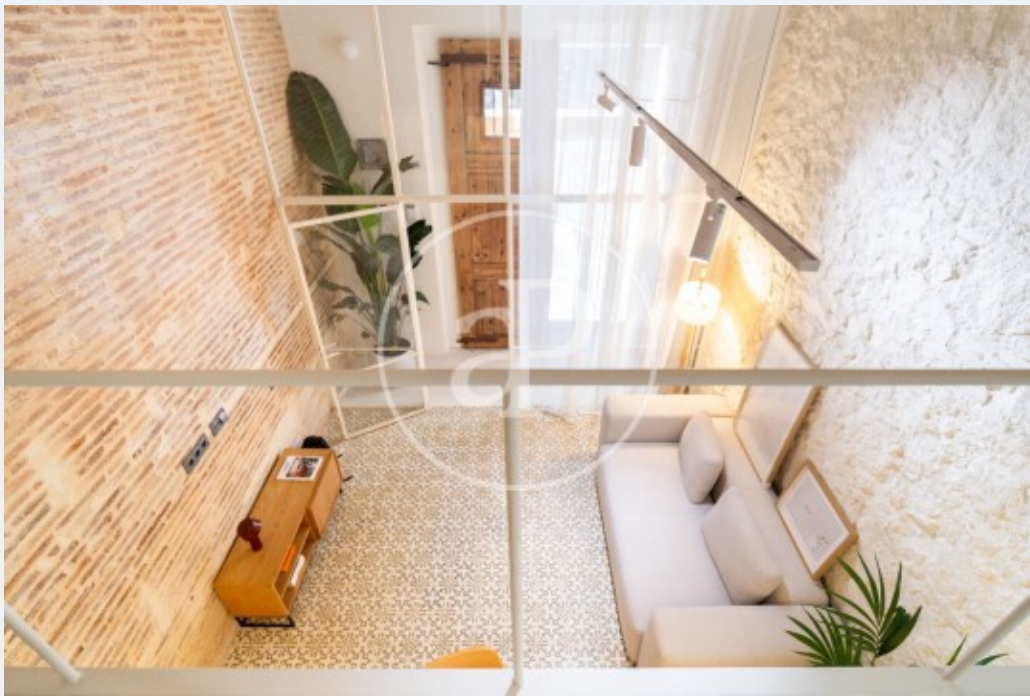
Features

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

Surface
85 m²

Bedrooms
2

Bathrooms
2



Price
450,000 €

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.

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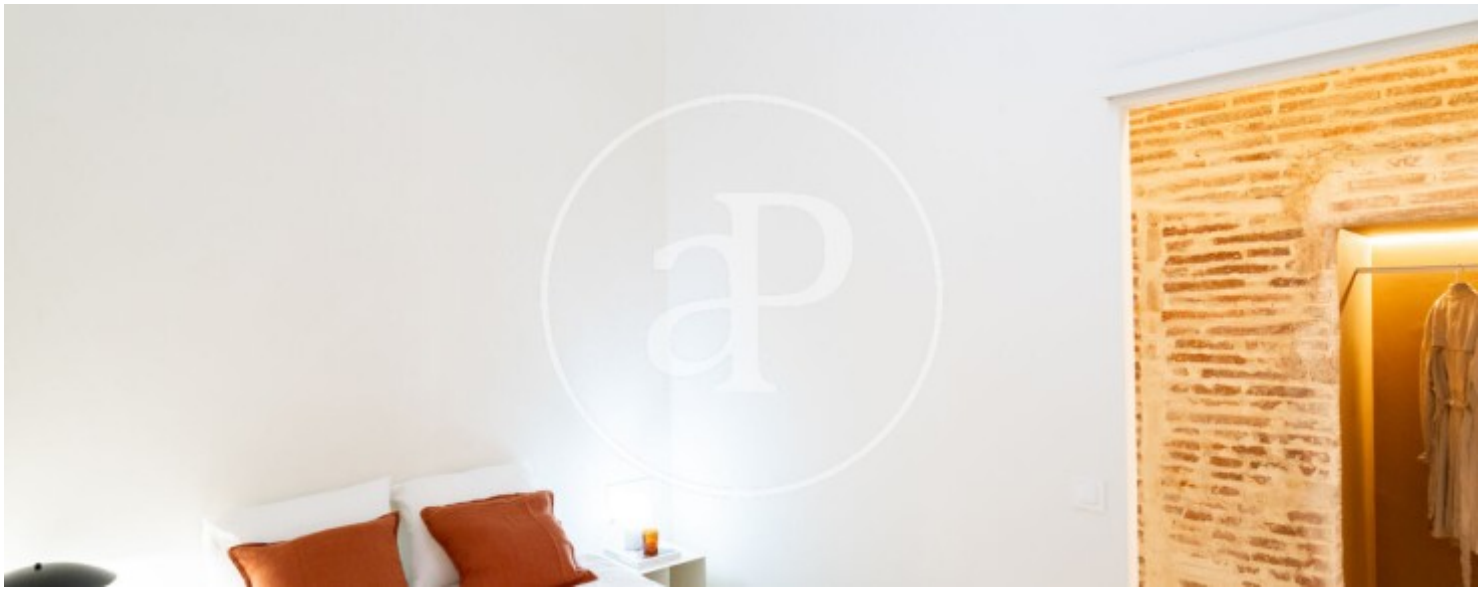




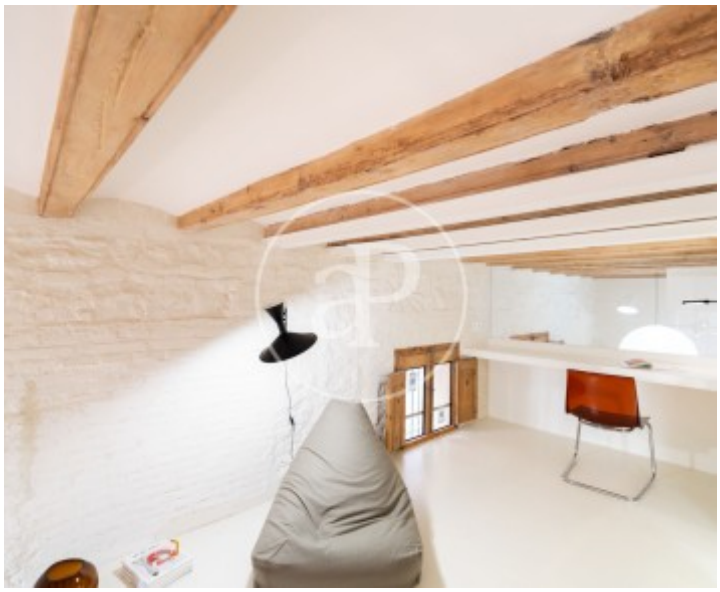
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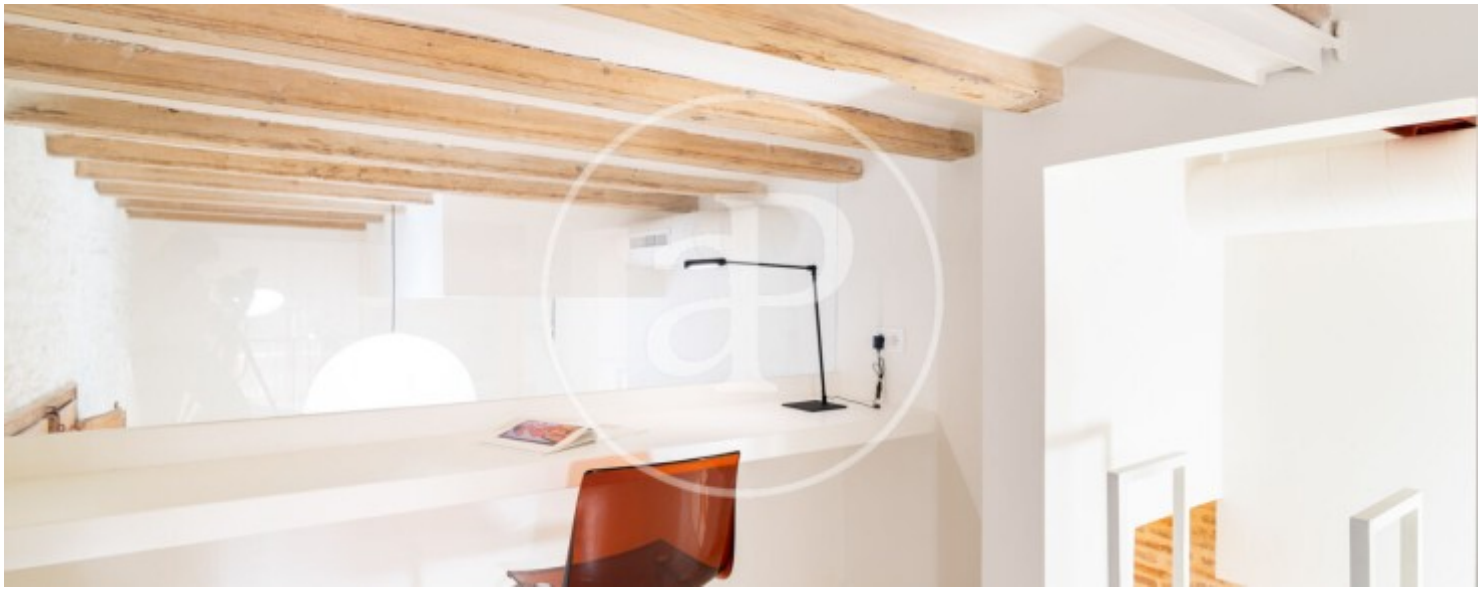




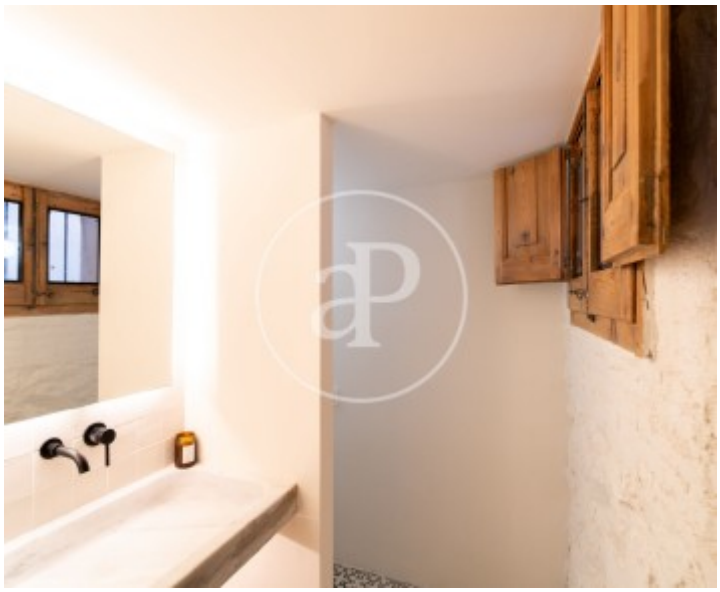
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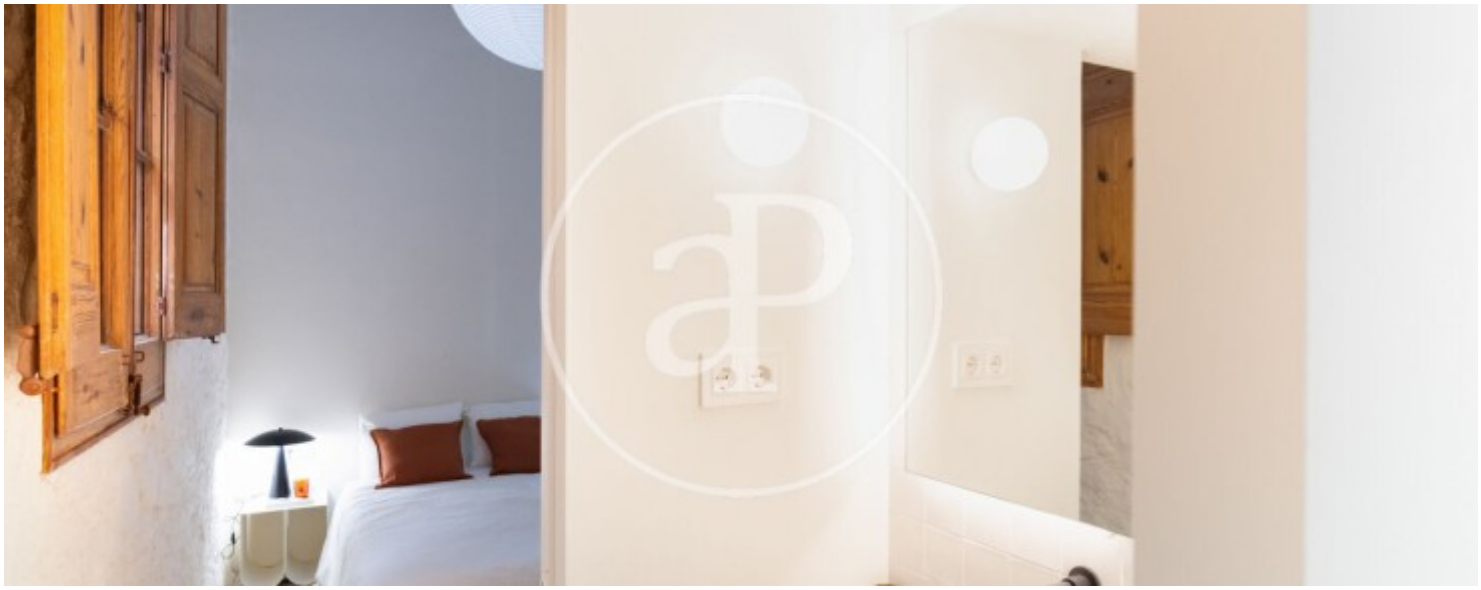
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For **more information** or
to make an appointment

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