

Sabadell

REF. VSC2506011

# Duplex for sale in Gracia

## Features

- ✓ Heating
- ✓ AACC
- ✓ Boxroom
- ✓ Lift

Price  
**279,000 €**

Surface

**97 m<sup>2</sup>**

Bedrooms

**2**

Bathroom

**1**



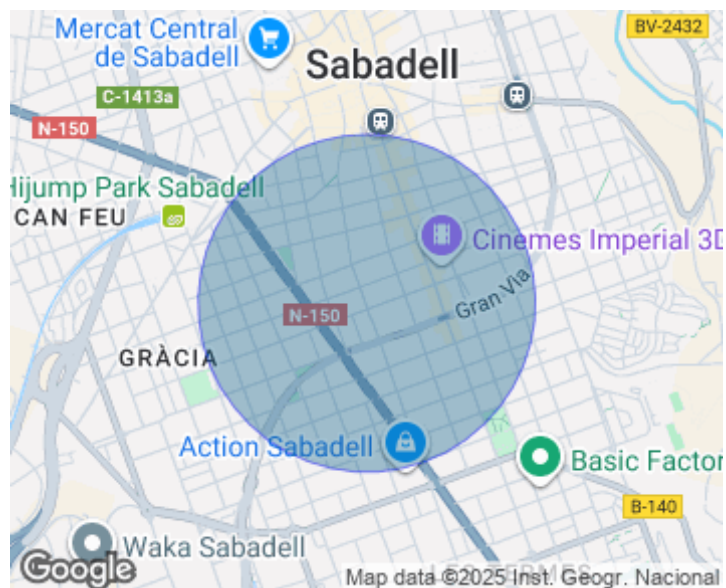
aProperties Real Estate exclusively markets this magnificent inverted corner duplex with abundant natural light, high-quality finishes, and an L-shaped balcony, located in one of the city's most sought-after areas: the Gracia neighborhood. This apartment is divided into two floors, totaling 97 m<sup>2</sup>. It is situated in a very quiet and family-friendly neighborhood. It's very well connected, close to all main services (public transport, schools, pharmacies, banks). Upon entering the home, we find the day area. This area features a small hall that leads to a very cozy dining room with large windows where we enjoy plenty of natural light. On this same floor, there's the kitchen, an open kitchen with a small island serving as a separation to the living room; a very well-equipped kitchen with ample

cabinetry and a utility area (laundry room). From the hall, we access the lower floor, where the night area is located. This area features two bedrooms, one double with access to the L-shaped balcony and one single bedroom, a complete bathroom with a shower tray, and a large built-in wardrobe in the hallway, utilizing the space under the stairs. This entire floor is exterior-facing with abundant natural light. The finishes of the house are of high quality, such as the aluminum enclosures with double glazing for greater thermal and acoustic insulation. The floors are parquet. Ducted air...

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

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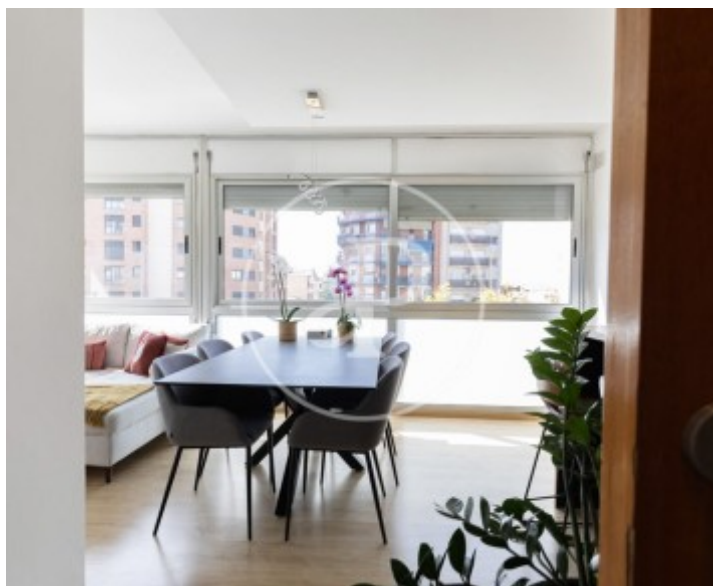
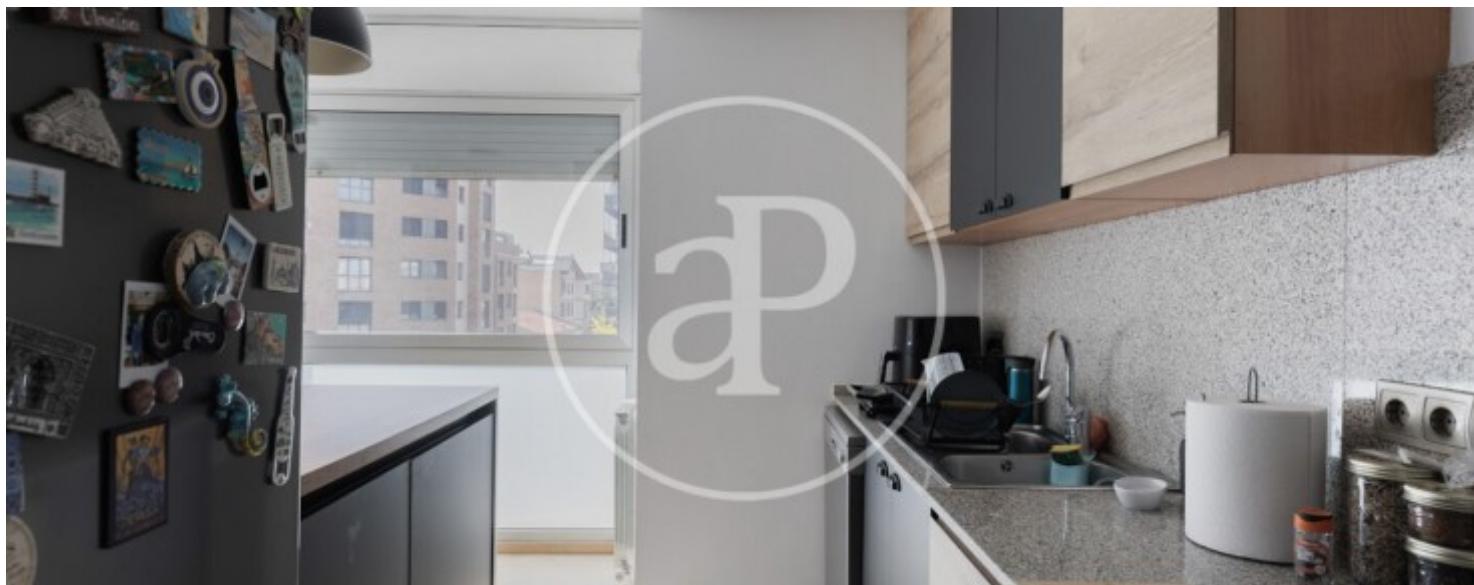
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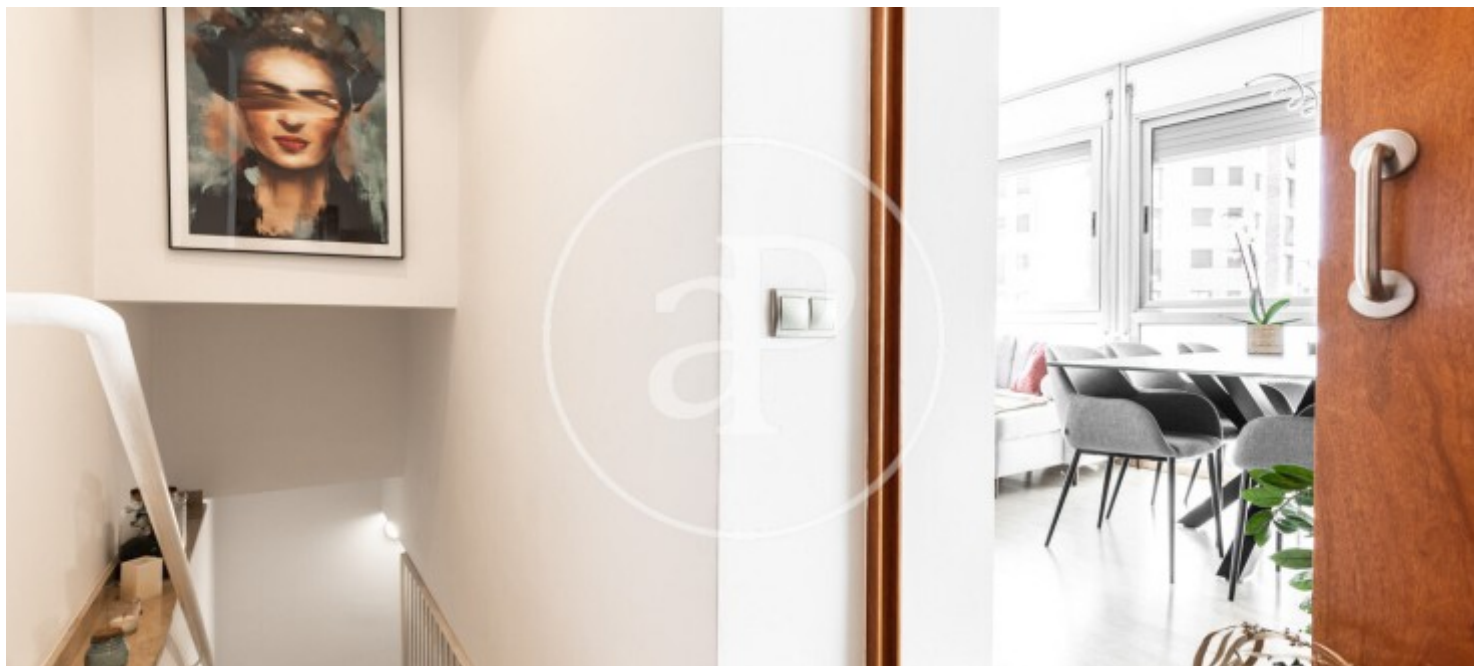
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For **more information** or  
to make an appointment

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