



## APARTMENT IN A STATELY BUILDING

EIXAMPLE DRET

BARCELONA

1.190.000 €

Reference AH00217

Built area: 129 m<sup>2</sup> (1388,5 sqft)

Living area: 90,75 m<sup>2</sup> (976,82 sqft)

Bedrooms: 2+1

Bathrooms: 2

Recently renovated

Two terraces

Building with elevator

Parking and storage room optional



### Description

Splendid penthouse located in Calle Muntaner in Barcelona, very close to Las Ramblas and Paseo de Gracia. It is part of a stately building built in 1967, completely renovated and equipped with an elevator. This apartment has been completely restored, adopting a modern and sophisticated style that blends perfectly with the classic essence of the building.

[hola@applehouses.es](mailto:hola@applehouses.es) +34 619 700 598 +34 610 221 417



## APARTMENT IN A STATELY BUILDING



The layout is ideal, with a large living-dining room with an integrated kitchen on one side, adding spaciousness and fluidity to the space, creating a cozy and contemporary atmosphere.

This space connects to a generous terrace with unobstructed views and very private. The rest of the apartment consists of two double bedrooms, one of them en suite and connected to the back terrace, providing an intimate and exclusive space.

There is a bathroom and a third room that can be used as an office or laundry room.

Additionally, it offers a parking space and a storage room optional and not included in the price. This property represents a unique opportunity to experience the charm of urban life in Barcelona, combining comfort, design, and a contemporary lifestyle.



## APARTMENT IN A STATELY BUILDING



### Location description

The Eixample Dret neighborhood in Barcelona is known for its characteristic architecture and unique urban design. It's an emblematic area distinguished by its wide streets, orderly grid layout, and iconic modernist buildings designed by the famous architect Antoni Gaudí and other contemporaries. This district in Barcelona is renowned for its vibrant and inclusive atmosphere, particularly welcoming to the LGBTQ+ community. With diverse nightlife, inclusive spaces, and a rich cultural scene, it stands as a symbol of acceptance and diversity in this dynamic city.

The initial numbers of Calle Muntaner offer an excellent location, nearly touching Gran Vía, placing it at the heart of one of Barcelona's most sought-after, recognized, and vibrant areas. This proximity to Gran Vía de les Corts Catalanes, Las Ramblas, and Paseo de Gracia offers various advantages, such as convenient access to services, public transportation, and a wide array of commercial and leisure options. This neighborhood has been adapted with numerous pedestrian streets and gardens.

Residents of this quarter will enjoy the convenience of being close to numerous shops, restaurants, cafes, and various services. Furthermore, the connectivity with public transportation is excellent, facilitating easy movement throughout the city.



## APARTMENT IN A STATELY BUILDING





## APARTMENT IN A STATELY BUILDING



[hola@applehouses.es](mailto:hola@applehouses.es) +34 619 700 598 +34 610 221 417



## APARTMENT IN A STATELY BUILDING





## APARTMENT IN A STATELY BUILDING





## APARTMENT IN A STATELY BUILDING







## APARTMENT IN A STATELY BUILDING





## APARTMENT IN A STATELY BUILDING





## APARTMENT IN A STATELY BUILDING



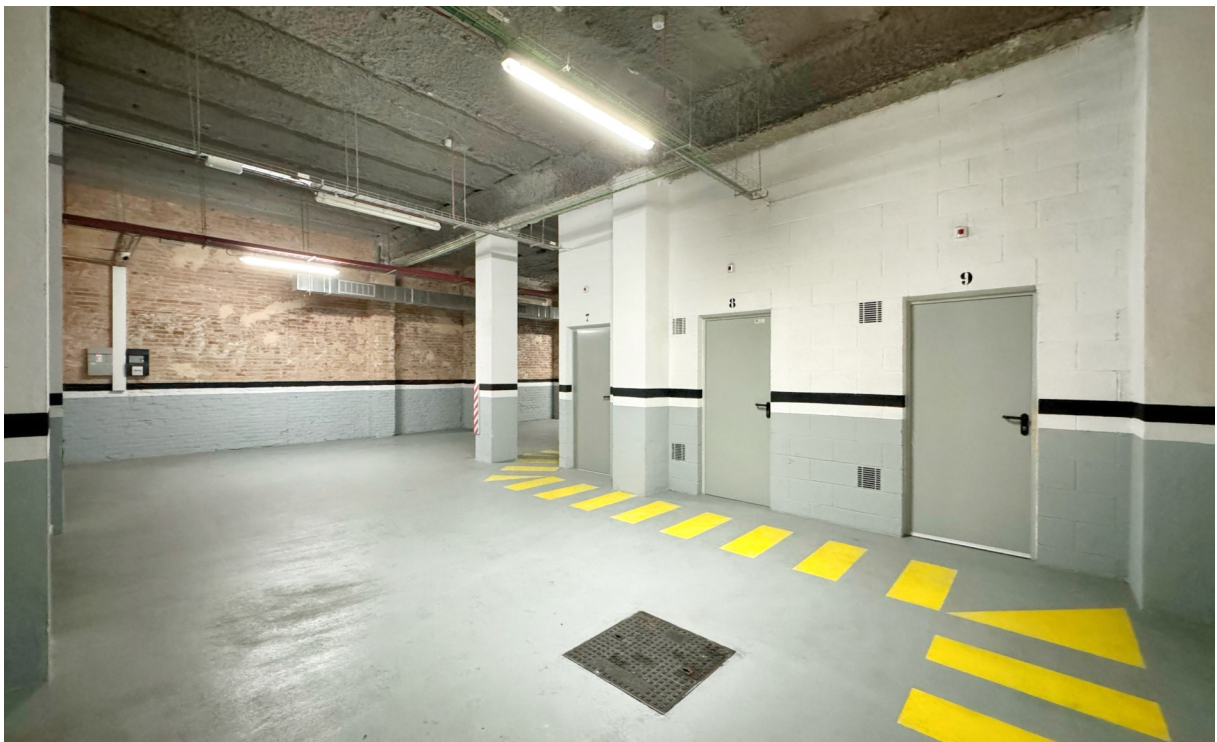


## APARTMENT IN A STATELY BUILDING





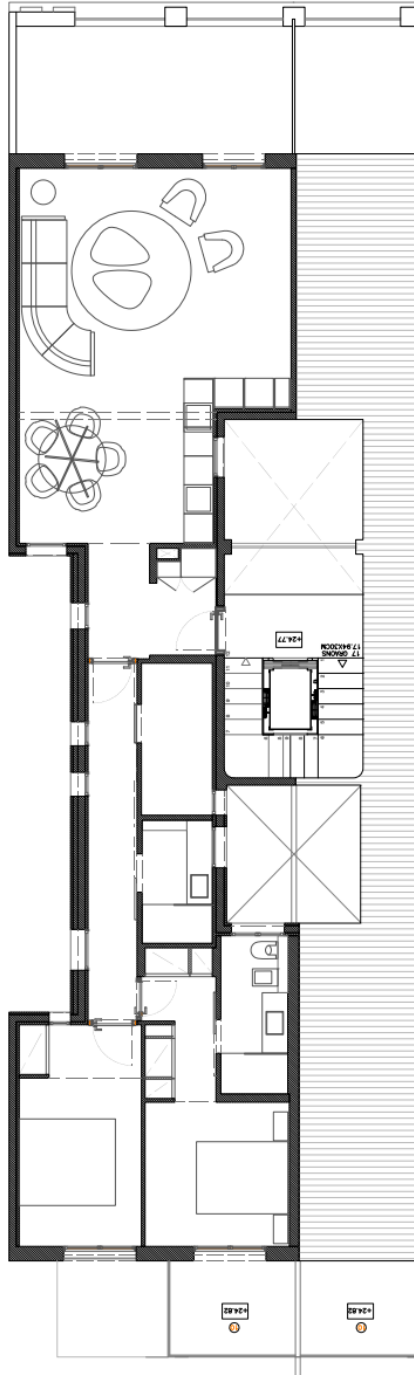
## APARTMENT IN A STATELY BUILDING





# APARTMENT IN A STATELY BUILDING

## FLOOR PLAN





## APARTMENT IN A STATELY BUILDING

### ENERGY INFORMATION

ESCALA DE LA QUALIFICACIÓ ENERGÈTICA	Consum d'energia kWh / m <sup>2</sup> any	Emissions kg CO <sub>2</sub> / m <sup>2</sup> any
<b>A</b> més eficient		
<b>B</b>		
<b>C</b>	<b>65</b>	<b>11</b>
<b>D</b>		
<b>E</b>		
<b>F</b>		
<b>G</b> menys eficient		

The information provided by the agency is offered by third parties and is believed to be reliable but is not guaranteed and must be independently verified. The buyer must verify the areas, dimensions and distances since they are only approximate. The expenses of patrimonial transmission (ITP), VAT, Notary and Land Registry are not included in the sale price and are borne by the buyer.