

166 M2 | 4 BEDS | 3 BATHS

# EUR1

Ref: TA11971

## Property Description

Located on Carrer d'Arag, in the heart of Barcelona's prestigious Eixample district, this beautifully renovated top-floor apartment combines the elegance of a historic modernist building with the comfort and sophistication of contemporary living. Positioned within a regal building dating from 1900, recently restored with a renovated faade and staircase, the property enjoys abundant natural light, exceptional proportions, and open views towards the Sagrada Famlia.

Completely redesigned according to a bespoke interior design project, the apartment offers approximately 166 m of refined living space where original architectural features have been carefully preserved and enhanced. The heart of the home is a generous open-plan living, dining, and kitchen area that opens onto two balconies, creating a bright and welcoming environment ideal for both everyday living and entertaining. Soaring ceilings reaching 3.30 metres, together with a striking Catalan vaulted ceiling and exposed iron beams, add character and a remarkable sense of volume rarely found in the city centre. The residence features four well-proportioned bedrooms, including a spacious primary suite with a private bathroom and walk-in dressing room, as well as a second en-suite bedroom. Two additional bedrooms provide flexibility for family living, guests, or a dedicated home office. Three elegantly finished bathrooms, all equipped with walk-in showers, complement the thoughtful layout.

Throughout the property, premium materials and finishes reflect the quality of the renovation. Natural oak parquet flooring runs through the main living areas, while original hydraulic tiles have been preserved in the entrance hall and corridors, maintaining the apartment's authentic Barcelona character. Italian porcelain finishes elevate the bathrooms, and the custom-designed kitchen is fully equipped with Bosch appliances and integrated cabinetry.

Modern comfort has been seamlessly incorporated with Mitsubishi ducted air conditioning featuring independent controls in each room, a Bosch gas boiler, and designer IRSAP Tesi radiators. Built-in furniture and fitted wardrobes further enhance the functionality and elegance of the home.

Set in one of Barcelona's most desirable residential neighbourhoods, moments from the Sagrada Famlia, Passeig de Sant Joan, and the city's renowned restaurants, boutiques, and cultural attractions, this exceptional apartment offers a rare opportunity to acquire a turnkey luxury residence in Eixample with iconic views and timeless architectural appeal.

## Property Highlights

- Views of the Sagrada Famlia
- Top Floor Apartment
- High ceilings
- Open-plan living area with 2 balconies
- Premium Finishes
- Catalan vaulted features