



# REFINED 4-BEDROOM RESIDENCE IN EIXAMPLE RIGHT, STEPS FROM PASSEIG DE GRÀCIA

AREA:  
201 M2

REF:  
TA11606

PRICE  
€2.350.000

BEDROOMS  
4

BATHROOMS  
3



### 4 BEDROOMS | 3 BATHROOMS | 201 M<sup>2</sup> TOTAL AREA

Located in the heart of Eixample Right, just steps from Passeig de Gràcia, this fully renovated 201 sqm residence occupies the real fourth floor of a distinguished 1900 corner building and is completely exterior, offering exceptional natural light and open views onto a quiet pedestrian setting. The property features four double bedrooms, including two suites, and three bathrooms finished in natural marble, one with a bathtub and two with walk-in showers. The elegant living and dining area is framed by five French balconies and connected to a grand marble entrance hall, while the interiors showcase French herringbone oak parquet, handcrafted plaster cornices, three-metre ceilings, indirect LED lighting, and a hand-carved marble bioethanol fireplace. The Italian Novacucina kitchen is fully equipped with Smeg appliances, wine cellar, and central island, with a discreet laundry area integrated into the layout. Additional features include gas heating via radiators, two ducted air conditioning systems, underfloor heating in the hall, kitchen, and bathrooms, integrated zoned sound system, security system, custom wardrobes with LED lighting, automatic blackout curtains, and bespoke furniture included, delivering a turnkey luxury residence in one of Barcelona's most desirable neighborhoods.



**THE AGENCY BARCELONA**

BARCELONA@THEAGENCYRE.COM

+34 664 14 19 68





















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