



TOP-FLOOR REFURBISHED RESIDENCE IN EIXAMPLE DRETA, STEPS FROM PASSEIG DE GRÀCIA

AREA:
198 M2

REF:
TA11607

PRICE
€2.450.000

BEDROOMS
3

BATHROOMS
3



3 BEDROOMS | 3 BATHROOMS | 198 M² TOTAL AREA

Situated on the top floor of a classic early twentieth-century building in Eixample Dreta, just steps from Passeig de Gràcia, this fully refurbished 198 sqm residence occupies the only apartment on its floor and offers privacy, natural light, and architectural character in the heart of Barcelona. Completely exterior, the property features a 68 sqm open-plan living and dining area with French balconies and views toward Hotel Majestic and Passeig de Gràcia, seamlessly connected to a fully equipped Italian Novacucina kitchen with Smeg appliances, double refrigerator, integrated wine cellar, and large Florim island. The night area comprises three bedrooms and three bathrooms, two en suite, along with a dressing room and service area, all finished with custom furniture and premium materials. Ceiling heights of 3.20 metres, handcrafted moldings, marble finishes, integral air conditioning, underfloor heating in marble areas, and an integrated sound system balance historic elegance with modern comfort. The property also benefits from access to a communal panoramic terrace, private storage room, and the possibility of exclusive use of an additional 80 sqm rooftop area, making it a rare top-floor opportunity in one of Barcelona's most desirable residential locations.



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