



BARCELONA - EIXAMPLE - PENTHOUSE 550 M<sup>2</sup> - 3 BEDROOMS

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SELLING PRICE : 4 975 000 €

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NON-CONTRACTUAL INFORMATION

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## DESCRIPTION

Exclusive penthouse on Diagonal with Paseo de Gracia, an architectural masterpiece in the most privileged location of Barcelona. Designed by a prestigious architectural firm, this penthouse offers a total area of 550m<sup>2</sup>, with 200 m<sup>2</sup> indoors and 350m<sup>2</sup> of outdoor terraces.

The kitchen, custom-designed and equipped with high-end appliances, blends harmoniously with the living space. The marble floor with bronze details brings freshness and warmth, connecting to the natural stone floors of the terraces to create a cool and Mediterranean ambiance. Each of the three en-suite bedrooms ensures privacy, and two of them have direct access to the terraces. The master suite features a fireplace, dressing room, and private outdoor area with a bathtub.

The terraces, true protagonists, stand out for their size, views, and incomparable locations. The main terrace includes a second outdoor lounge facing the living room, a high bar, a solarium with hammocks, and a private area for the master suite. Additionally, it features a water feature that covers almost the entire facade, with an outdoor shower at each end. The terrace adjacent to the kitchen is equipped with a second outdoor kitchen with a castellan oven, a complete outdoor dining area, and a bar. It also has a space for white water and a drying area, a private terrace for the second suite, and an outdoor gym. From this space, there is access via an external staircase to the upper terrace.

On the top floor terrace, we find a large relaxation area with several loungers, a space with a day bed, two outdoor showers, and a bar.

The property is located in a beautiful bourgeois building in excellent condition, with an elevator. Estimated completion date: September 2024.

## CARACTÉRISTIQUES

Type of property :	Flat	Fees :	-	Surface :	200 m <sup>2</sup>
Land area (m <sup>2</sup> ) :	-	Bedrooms :	3	Annual charges :	-
Balcony Surface :	-	Elevator :	Yes	Swimming pool :	Yes
Energy consumption level :	-	Energy consumption :	-	Gaz consumption :	-
Number of lots :	-				

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