



BARCELONA - EIXAMPLE - FLAT 115 M<sup>2</sup> - 3 BEDROOMS

---



SELLING PRICE : 1 250 000 €

---

CONTACT : ELIZABETH HERNÁNDEZ - MOBILE PHONE +34 938 29 80 05

EMAIL : E.HERNANDEZ@BARNES-INTERNATIONAL.COM

---

CARRER DEL MESTRE NICOLAU, 2  
08021 BARCELONA



PHONE : +34 938 29 80 05  
BARCELONA@BARNES-INTERNATIONAL.COM

NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -  
ARCACHON BAY - PERIGORD - PROVENCE - FRENCH RIVIERA - SAINT TROPEZ - CORSICA - COURCHEVEL - MEGEVE

## DESCRIPTION

A superb new development that preserves the original façade of an emblematic building ideally located in the "Quadrat d'Or" of Barcelona's Eixample district.

The property is very spacious, the day and night areas have been specially designed. There are large windows that provide a lot of light, sliding doors and walls that disappear to allow the light to penetrate. The kitchen is laid out in such a way that the preparation, cooking and cleaning areas are well defined. The bathrooms are complete and have large shower areas. The sanitary water, heating and aérothermal air conditioning provide maximum comfort with high energy savings.

The colours of the property are neutral, the materials are noble and the wood is light. The walls and carpentry are white of the highest quality. In addition, the technical carpentry is double glazed with air chamber. The parquet flooring is solid American oak.

Both in the main bathroom and in the secondary bathrooms there are porcelain stoneware floor and wall tiles by INALCO.

The kitchen furniture is by SANTOS, the extractor hood by SILESTONE Iconic, the sink by BLANCO and the MILAS-S taps. The induction hob, multi-function oven, microwave, dishwasher and refrigerator are fully integrated and are made by SIEMENS. The sanitary ware is DURAVIT, the taps are Hansgrohe, the lighting is LED and the mechanisms are Bticino.

## CARACTÉRISTIQUES

Type of property :	Flat	Fees :	-	Surface :	115 m <sup>2</sup>
Land area (m2) :	-	Bedrooms :	3	Annual charges :	-
Balcony Surface :	-	Elevator :	Yes	Swimming pool :	No
Energy consumption level :	A	Energy consumption :	-	Gaz consumption :	-
Number of lots :	22				

CARRER DEL MESTRE NICOLAU, 2  
08021 BARCELONA



PHONE : +34 938 29 80 05  
BARCELONA@BARNES-INTERNATIONAL.COM

NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -  
ARCACHON BAY - PERIGORD - PROVENCE - FRENCH RIVIERA - SAINT TROPEZ - CORSICA - COURCHEVEL - MEGEVE



CARRER DEL MESTRE NICOLAU, 2  
08021 BARCELONA



PHONE : +34 938 29 80 05  
BARCELONA@BARNES-INTERNATIONAL.COM