



Residential real estate / Flats and apartments / Barcelona

Apartment in Barcelona

Barcelona

1450000 €

REF
BCN70

AREA
172 m2

BATHROOMS
2

ROOMS
3



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Apartment in Barcelona

Unique Residence in a Historic Signature Building – Eixample Right, Barcelona

Estate Barcelona presents this exclusive 173 m² residence located on the top floor of a beautifully preserved early 20th-century architectural heritage building, situated in the most prestigious area of Eixample Right. This meticulously restored apartment blends timeless architectural beauty with 21st-century comfort and smart-home efficiency.

Key Features of the Property:

- Total built area: 173 m², with an ideal layout separating living and sleeping areas
- 3 bedrooms, including a spectacular master suite with walk-in wardrobe and en-suite bathroom
- 2 full bathrooms, one featuring both bathtub and shower, with natural stone finishes and designer fixtures
- Ceiling height: 3.45 m, with original restored decorative moldings
- South-facing gallery with elegant arches and open views over a tranquil interior courtyard
- Original flooring preserved throughout, including handcrafted hydraulic mosaic tiles and the rare *pavimento noia* – a traditional Catalan artisan floor finish of great cultural value
- Sleek, integrated kitchen, fully equipped with high-end appliances
- Smart home system and aerothermal climate control, offering efficiency and sustainability
- Cross ventilation and excellent natural light all day long

The Building: A Rare Example of *Noucentisme* Architecture

- Built between 1915 and 1917, designed by renowned architect Adolf Florensa Ferrer, who later became Barcelona's chief city architect
- Commissioned by Carles Casades de Còdol, an influential industrialist and patron of the arts
- Designed in the rare *Noucentisme* style, blending classical harmony, Art Deco flourishes, and inspiration from Central European architecture of the early 20th century
- A building that breaks with the compositional norms of its time – a unique and experimental contribution to the urban evolution of Barcelona
- *Noucentisme* is more than an architectural style – it represents a cultural and aesthetic vision based on intellectual refinement, Mediterranean order, and timeless beauty

Location: Dreta de l'Eixample – Timeless Elegance in the Heart of the City

- Just a 3-minute walk from Passeig de Gràcia, with designer boutiques, fine dining, and landmark architecture
- Next door to Casa Milà (La Pedrera), one of Gaudí's masterpieces
- An area shaped by the legacy of early 20th-century Catalan textile bourgeoisie, reflected in the architecture and atmosphere

- Surrounded by private schools, renowned clinics, cultural venues, and green spaces
- Wide, ordered streets filled with light and life, offering an unmatched urban experience

Why This Home Is a Rare Opportunity

- Few properties combine heritage architecture and contemporary luxury with such integrity
- The Noucentisme style is exceptionally rare in residential buildings and adds a unique layer of exclusivity
- Renovated apartments of this calibre, in a building of this historical importance, rarely come to market
- A true gem for those who value architecture, culture, and refined city living

Contact Estate Barcelona for more information or to schedule a private visit. This is not just a property – it's a piece of architectural history brought to life.

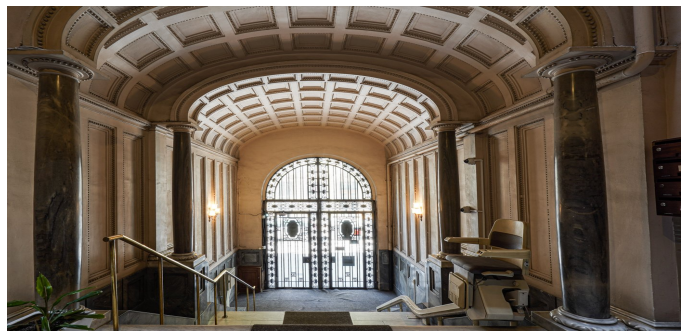
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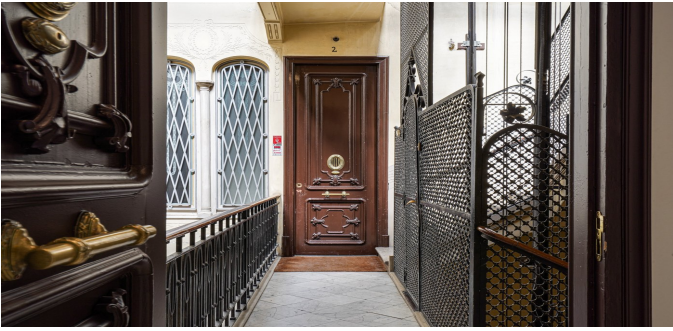














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