



Residential real estate / Flats and apartments / Barcelona / Eixample

Apartment in Eixample

Eixample, Barcelona

1830000 €

REF
BCN100

AREA
160 m2

BATHROOMS
3

ROOMS
3



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Apartment in Eixample

Premium Apartment in Barcelona's "Golden Triangle" – Còrsega Street

Key Advantages:

- Unique location at the intersection of Rambla de Catalunya, Passeig de Gràcia, and Avenida Diagonal – the very heart of the city's cultural, social, and fashion life. An emblematic example of Barcelona's classic, free and refined style in the spirit of Gaudí, admired and recognized worldwide.
- Through-layout with large windows on two façades, abundant natural light and excellent cross-ventilation.
- Building entrance opens onto a spacious, picturesque pedestrian zone with cozy cafés and restaurants.
- High third floor (fifth in real terms) with beautiful city views, a terrace, and no excess street noise.
- Contemporary, eco-friendly designer renovation that radiates light and positive energy.

Main Features:

- Built area: 159.2 m², of which 140.5 m² usable
- Layout: 3 bedrooms, including a master suite with bathroom and walk-in closet, 2 full bathrooms and 1 guest powder room
- Spacious living room of 37.7 m² and dining room of 13 m² with views of Avenida Diagonal
- Santos kitchen 10.9 m², fully equipped with Siemens appliances (induction, oven, microwave, refrigerator, dishwasher, extractor hood) and a Pando wine cooler

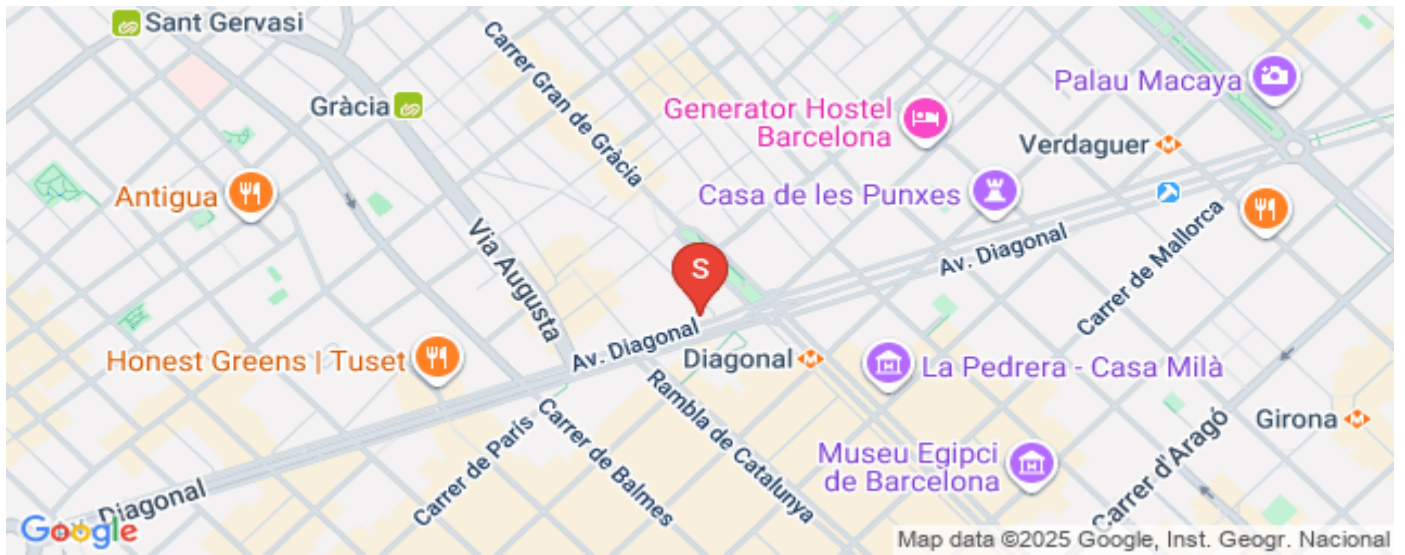
Interior & Technology:

- Flooring: natural oak parquet in herringbone (espiga) pattern and large-format Verse Grey 75×75 cm porcelain stoneware with microcement effect
- Ceilings with elegant cornices and rosettes in the living room and master suite
- Built-in wardrobes with LED lighting, concealed doors, minimalist white RAL 9016 windows with double glazing and argon gas
- Sliding partitions in aluminum with slim metal profiles and glass with textile insert
- Aerothermal system for hot water, climate control and heating via radiators throughout the apartment
- Five-zone heat pump climate system (heating/cooling)
- Ventilation with heat recovery (97% efficiency)
- By purchasing this property, you save approximately one year of renovation work, along with a great deal of effort and vital energy

The day you first visit this apartment will become a pleasant lifelong memory.

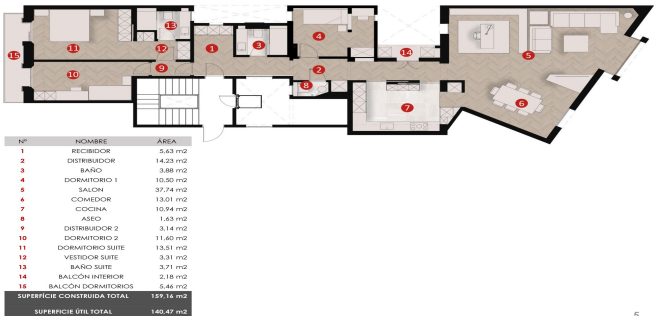
We will be delighted to arrange a viewing at the time that is most convenient for you – even immediately.

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Nº	NOMBRE	AREA
1	RECIPIENTE	5,63 m2
2	DISTRIBUIDOR	14,23 m2
3	BALCO	3,98 m2
4	DORMITORIO 1	10,50 m2
5	SALON	37,74 m2
6	COMEDOR	13,01 m2
7	COCINA	10,94 m2
8	ASEO	1,65 m2
9	DISTRIBUIDOR 2	3,14 m2
10	DORMITORIO 2	11,60 m2
11	DORMITORIO SUITE	13,51 m2
12	VESTIDOR SUITE	3,31 m2
13	BALCO SUITE	3,71 m2
14	BALCON INTERIOR	2,18 m2
15	BALCON EXTERIOR	5,44 m2
16	SUPERFICIE CONSTRUIDA TOTAL	139,34 m2
SUPERFICIE GRL TOTAL		140,47 m2



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