

REF.: BCNP2124

Barcelona &  
Costa Brava

**Sotheby's**  
INTERNATIONAL REALTY

## Ground floor with terrace and certificate of habitability in the new Left Ensanche

Barcelona City · Eixample Left

Plot area	Build size	Bedrooms	Bathrooms	Price
<b>150 m<sup>2</sup></b>	<b>132 m<sup>2</sup></b>	<b>2</b>	<b>2</b>	<b>475.000 €</b>



Contact us to receive more  
information or request a visit:



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In a central district of the city, there is a premises with certificate of habitability and direct access from the street. It is located in the basement of a cataloged modernist building. Its location is very practical, near the Gran Via and the Rocafort metro station as well as several shops, supermarkets and restaurants.

Formerly part of the current home was a commercial premises, its transformation has led to a high-ceilinged floor, decorated with great taste and good materials. The first thing we see as soon as we go down the interior stairs is the living room, and then there is the open kitchen and a large storage room in front. In the middle of the floor there is the dining room, the corridor leads to a bathroom, then a room and at the end is the area of the suite where in addition to the bathroom and the main room there is an office and access to a terrace.

Ideal for those people looking for a property with a unique character, ready to move into the center of Barcelona and a quiet terrace to enjoy of a lot of privacy.

## Features

- ✓ Historic | Period building
- ✓ Renovated
- ✓ Heating
- ✓ Utility room
- ✓ Open kitchen
- ✓ Residential area
- ✓ Energy efficient building
- ✓ Natural light
- ✓ Air conditioning
- ✓ Terraces | Balconies
- ✓ Office
- ✓ City centre
- ✓ Wooden flooring
- ✓ High ceilings
- ✓ Wine cellar
- ✓ Storage room
- ✓ Transport nearby
- ✓ Cafés | Restaurants | Shops nearby

## Location

The Barcelona Eixample has the largest collection of modernist buildings in Europe. Residential and quiet, and with a wide range of leisure and culture, it is the district through which emblematic streets such as Rambla de Catalunya, Passeig de Sant Joan or Passeig de Gràcia run.

At Barcelona & Costa Brava Sotheby's International Realty we have a large portfolio of modernist apartments and penthouses with sun terraces located in this internationally renowned district. If you want to buy or sell luxury properties in the Eixample, we will be happy to help you.

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