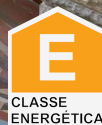




Barcelona - Apartment



3
Bedrooms

1
Bathrooms

90
Area (m²)

720 000 €
(EUR €)

Spectacular Apartment with Private Terrace in the Heart of Eixample, Barcelona

Located in one of the most exclusive areas of Barcelona's Eixample, this spectacular 90-square-metre apartment on Mallorca Street offers a unique opportunity to acquire a home with great renovation potential. Located between Rambla de Catalunya and Balmes street, this apartment is ideal for those looking for a central location, well connected and with all the amenities that living in the heart of Barcelona offers.

The property, which dates back to 1886, is part of a building without a lift that is located on the second real floor of height. Although it needs a comprehensive refurbishment, its current layout already offers great appeal. The apartment has three large bedrooms, a full bathroom and two additional spaces that can be transformed according to the needs of the buyer. These spaces could



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be used as additional living rooms, office areas or even as a fourth bedroom, offering great flexibility when it comes to adapting to the lifestyle of their future owners.

One of the highlights of this property is the abundant natural light it receives throughout the day, thanks to its arrangement on both sides of the building. The apartment has two balconies, one overlooking Mallorca street, allowing you to enjoy the vibrant atmosphere of the Eixample, and the other facing a quiet courtyard. From this last balcony, you can access a spectacular 30-square-metre private terrace, an ideal outdoor space to relax, enjoy outdoor meals or turn it into an urban garden in the heart of the city.

The renovation potential of this property is enormous, as it allows the buyer to design a layout completely to their liking. The possibilities are endless, from opening up the spaces to create an open-plan and modern home to maintaining a more traditional layout, but always benefiting from the luminosity that characterises this property.

The location is unbeatable. The apartment is located in the Quadrat d'Or, the noblest area of the Eixample, famous for its modernist architecture and its proximity to some of the most emblematic buildings in Barcelona. In addition, Mallorca Street is a thoroughfare that crosses the entire Eixample, ensuring excellent connectivity. Just a few steps away are multiple bus lines, the Passeig de Gracia metro stop, the Passeig de Gracia Rodalies station and the Provença stop of the Generalitat Railways, facilitating access to any point in the city and its surroundings.

In terms of services, the area offers a wide variety of shops, restaurants, cafes and all kinds of services necessary for daily life. Being located in the heart of the city, everything is within walking distance, from luxury shops on Passeig de Gracia to local markets and neighbourhood boutiques.

In short, this apartment is a jewel to discover in one of the best areas of Barcelona, with enormous potential to become the dream home of those who know how to take advantage of its virtues and carry out the renovation that best suits their lifestyle.

Property Features

- Terrace
- Energetic certification: E
- Orientation: Exterior
- Built year: 1883
- Balcony
- Balcony (m2): 26



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