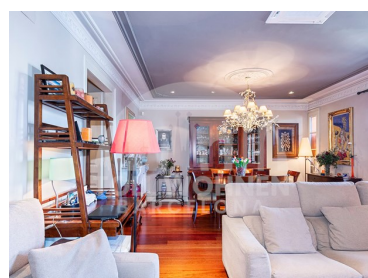
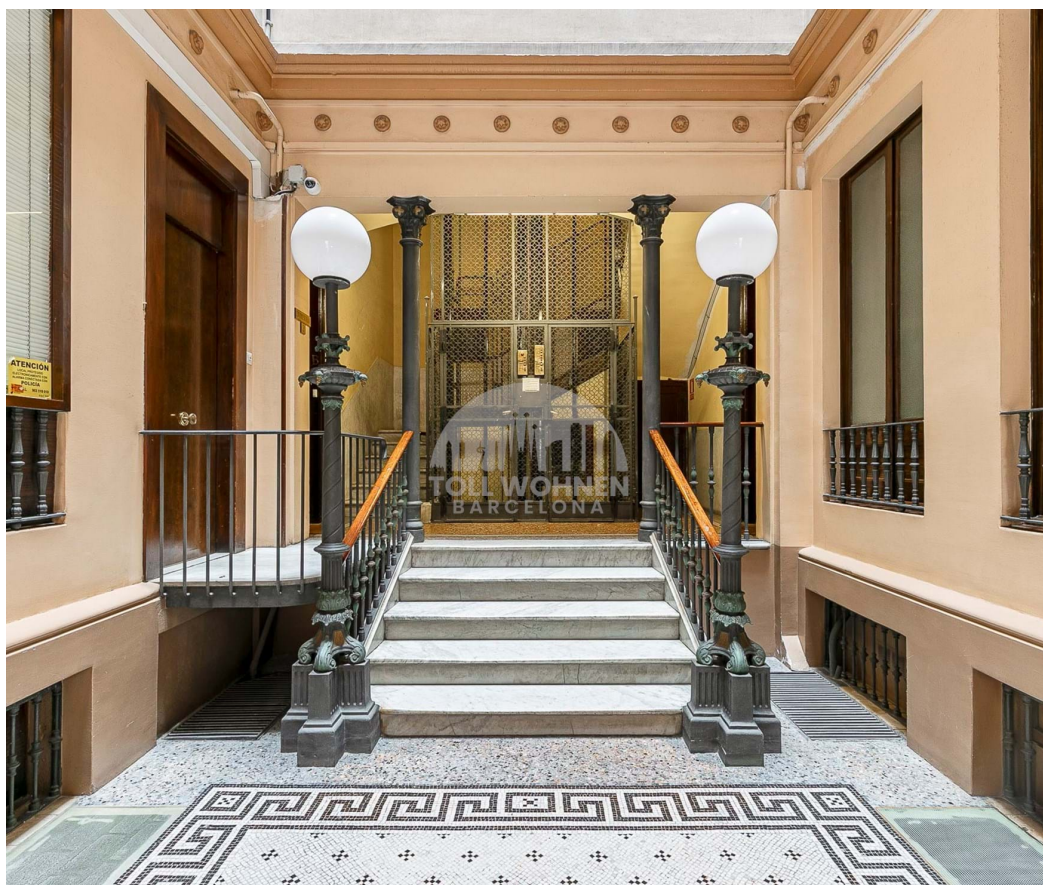




## Barcelona - Apartment



4

Bedrooms



2

Bathrooms



184

Area (m<sup>2</sup>)

1 600 000 €

(EUR €)

### Apartment for sale on Roger de Llúria street

In the heart of Barcelona, at the confluence of Roger de Llúria and Gran Via, is this extraordinary apartment in a listed royal building from 1888, an architectural gem that preserves the essence of modernism with the comfort of contemporary life.

Its 184 m<sup>2</sup> offer a spacious living-dining room that invites natural light through its elegant windows. The current layout has four bedrooms, two of them doubles with balconies facing the street, a third interior room and a dressing room that, due to its size, could be converted into an additional proper bedroom. The kitchen, with a cozy dining corner, opens onto a renovated patio, allowing a clear view of the sky, while a full bathroom, a sink and a toilet complete the set of rooms.

The 14.5-meter balcony, which runs along the entire façade, offers a perfect space to enjoy the tranquility of a bright and serene patio. The windows have been carefully restored and feature double



**Natallia Yaskevich**

+34 651 411 446

nyaskevich@toll-wohnen.es

T +34 690807342 · T Calle Ausias Marc 14, BCN · E info@toll-wohnen.es

Av. Matadepera 149 1o  
AMI B05483482

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



glazing, and an extra layer of modern insulation has been added to the exterior rooms, guaranteeing an ideal temperature and a noise-free environment.

Beyond its layout, this property offers great possibilities for renovation and customization. Most of the walls are partitions, allowing the space to be adapted to the taste of the new owner. In addition, the height of the ceilings can be recovered up to 3.80 meters, revealing the impressive original Catalan vault, currently hidden but in perfect condition.

The property, with its elegant modernist façade and exclusive atmosphere, houses only a few neighbors, ensuring privacy and tranquility. It has two elevators and a spectacular protected communal terrace, from where you can enjoy 360° views of the city: the sea, Tibidabo, the Sagrada Familia and more.

Located in one of the most prestigious areas of Barcelona, this property not only offers history and architectural beauty, but also security and exclusivity. The presence of three renowned hotels in the immediate vicinity guarantees a surveillance environment with security cameras.

This is a unique opportunity to acquire a residence with soul, with endless possibilities for customization and in one of the most coveted locations in the city. A space where history and modernity meet to offer an exceptional home in the heart of Barcelona.

📞 For more information or visits, contact us.

## Property Features

- Heating
- Air conditioning
- Built year: 1900
- Views: City view, Urbanization view
- Double glazing
- Gas fire
- Balcony
- Balcony (m2): 14,25
- Washing machine
- Proximity: Airport, Beach, Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools
- Laundry
- Lift
- Central location
- Uninterrupted views
- Renovation year: 2020



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