



REF: GVVA14

## Unique piece of 6 rooms, 6 bathrooms next to Passeig de Gràcia

Barcelona, Gràcia

Glover Real Estate presents this unique piece of 6 bedrooms and 6 bathrooms, in one of the most searched locations, just a few steps from Plaça de Narcís Oller, Gal.la Placidía; Rambla Catalunya, Passeig de Gràcia and Av.Diagonal. In a beautiful modernist building, on the 6th floor, we find this extraordinary apartment of 427m2, with lots of natural light, tranquility and beautiful views. Included in the price are 4 storage rooms and 1 parking space just behind the building. The building has an elevator and concierge service. There are fabulous communal terraces that can be enjoyed by the neighbors of the building. The great advantage of having the whole floor is the large spaces that impress from the first moment, as well as the exterior rooms.

The entrance hall leads to the day area where the cozy living-dining room and library are located. Large windows with electric blinds provide light. The two fireplaces create a cozy atmosphere. Just behind the dining room, there is a large kitchen with a pantry. From the same room you can access the water area which has all the facilities and fitted closets. The night area has a total of 6 bedrooms of which four are exterior. There is a master suite with two dressing rooms and bathroom with whirlpool tub and shower. Two additional master suites with dressing room and marble bathroom totally exterior. In addition to another bathroom that provides service to two more double bedrooms. And as an annex, a suite for the service and a courtesy toilet. A perfect apartment for those seeking brightness, tranquility, spaciousness and also a high floor in one of the best areas. Gas heating, parquet floor covering.

Accessible for wheelchairs, air conditioning, elevator, guest bathroom, balcony oriented for the elderly, integrated kitchen.

The property built in 1950, is located next to the wonderful Plaza Narcís Oller, just a few steps from Avenida Diagonal and Passeig de Gràcia, the beautiful Sèneca street, near Via Augusta and Plaza Gala Placidía. The area has all kinds of services from restaurants with gastronomic offerings from all corners of the world, to

supermarkets, banks, clothing stores named designers, art galleries and educational and sports institutions within walking distance. With immediate connection to the city's road arteries, Metro, Bus and Railways.

## Data sheet

### Distribution

- Surface 427m2
- 6 rooms
- 6 baths
- Parking 1 place
- Good condition

### Characteristics

- Air conditioning
- Heating
- Balcony
- Storage room
- All exterior
- Energy rating: E

### Additional Data

- Lift
- Community expenses: 520 €/Monthly
- IBI expenses: 324,7 €/Monthly

## Global terms

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### Map:

<https://www.google.com/maps/@41.3969,2.15501,16z?hl=en>

### Link:

<https://dev.gloverbarcelona.com/en/properties/barcelona-gracia-unique-piece-6-rooms-6-bathrooms-next-passeig-gracia-538>















