

## BRAND-NEW DUPLEX FLAT WITH 277M<sup>2</sup> TERRACE IN EIXAMPLE



### FLAT FOR SALE IN BARCELONA - EIXAMPLE DRETA

AMAT LUXURY presents a spectacular brand new duplex for sale, with an impressive 277 m<sup>2</sup> terrace. Located in the heart of Eixample Dret, between the elegant Passeig de Gràcia and the vibrant Rambla Catalunya. This property offers an exclusive lifestyle in one of the most desirable areas of Barcelona.

Ground floor flat, with 113 m<sup>2</sup> of usable space, comfortably spread over 2 floors. The first floor is the day area and has a practical guest toilet, a modern kitchen, fully equipped, and opened to the spacious living-dining room, both with large windows and exit to a huge terrace and garden of 277 m<sup>2</sup>. An exclusive outdoor space, rare to find in the city centre, ideal for enjoying the Mediterranean weather, relaxing, organising open-air dinners or simply disconnecting without leaving the home. The 2nd floor has the sleeping area with 3 spacious bedrooms (one of which

#### CHARACTERISTICS

#### LOCATION

#### REF. 32850



164 M<sup>2</sup>

3

3



2.190.000 €



TAKE A LOOK 360°



