# EXCEPTIONAL RENOVATED APARTMENT IN BEAUTIFUL MODERNIST BUILDING IN PRIME LOCATION

The property is ideally located in the sought-after part of Eixample district of Barcelona, in a 7 storey-building of 1930, built by the architect Francesc Guàrdia i Vial, a collaborator of Ramon Domenech i Muntaner in works such as the Palau de la Música Catalana.The corner building is two blocks away from Paseo de Gracia and one block from Diagonal avenue. The surroundings offer a wide variety of amenities, venues, and luxury boutiques.The dual-aspect property is set on the entire first floor and boasts exceptional living space of 585 m2 built. The building benefits from South orientation, offering sun throughout the year. The stunning façade boasts colorful paint, moldings and iron ornaments on the balconies. The building lobby, lift and staircase are in good conditions.The building...

**3 Rooms · 585 m² · 3 850 000 €**

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| REF: | R-563 |
| Year of construction | 1930 |
| Bedrooms | 3 |
| Toilettes | 3 |
| Terrace sqm | 20 |
| Concierge | Yes |
| Heating | Gas |
| Condition | Excellent |
| Floor Type | Mix Wooden - Original |
| Ceiling Type | Mouldings |

**Equipments**

Air Conditionning - Fitted Wardrobes - Elevator - Cargo Lift - Balcony - Heating - Fireplace - Built-In Kitchen - Concierge - Exterior - Lavadero - Patio - Rehabilitacion_Integral - Terrace - Trastero - City Views

REF: R-563

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