

# Hamptons

INTERNATIONAL



## Passatge Maiol, Eixample, Barcelona

3 4

£1,830,000

(€2,100,000)

## Property details



### Key features

- Air Conditioning
- Balcony
- Alarm
- Elevator

### Attributes

-  Garden
-  Refurbished

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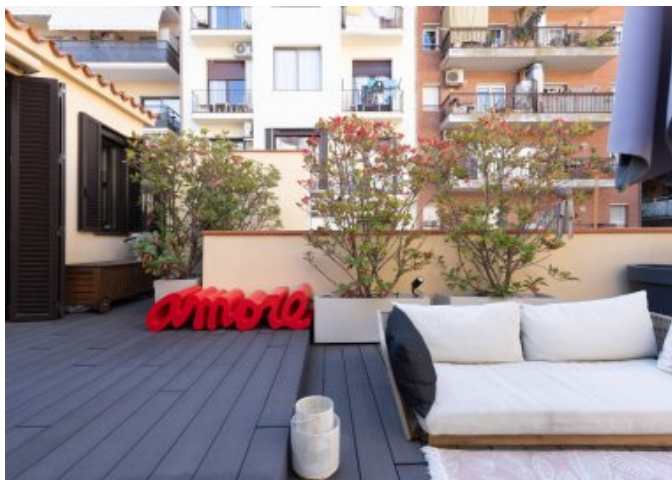
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## Description

We are pleased to present this absolutely exceptional property, located on a unique, semi-pedestrian, tree-lined passage, right next to the gardens of the Sagrada Família. A privileged and little-known location, where almost all the buildings date back to the early 20th century, creating a historic, tranquil residential environment with a unique charm in the very heart of Barcelona. All of this within an elegant 1900 building that has been carefully restored. This one-of-a-kind home has undergone a top-level full renovation, designed to provide the feeling of living in a standalone house in the city center. A true urban oasis where architecture, light, and design combine to create a space of maximum privacy and comfort. Spread over two levels, the property stands out for its impressive ceiling heights and a spectacular fully glazed rear façade that opens seamlessly onto a beautifully landscaped outdoor space. This direct connection with the outdoors fills the home with natural light and conveys an exceptional sense of space and serenity. Entry to the property is through a spacious foyer that elegantly connects the main floor's different rooms. The double-height living-dining room is an architectural standout, preserving the building's original pillars and exposed beams, adding character, authenticity, and timeless aesthetics. The kitchen, approximately 30 m<sup>2</sup>, fully glazed and overlooking the landscaped patio with a vertical garden, has been designed as a functional and sophisticated space. It includes a separate area for pantry, storage, and laundry, perfectly integrated. Also on this floor are two magnificent suites. The master suite features an elegant dressing area and a fully equipped designer bathroom. The second suite, facing the landscaped patio, offers a large wardrobe and a full bathroom. The layout is completed with a refined guest toilet and abundant storage space with built-in closets. The staircase leads to a mezzanine conceived as an open study connected to the living room ideal as a workspace or reading area, perfect as a private office or multifunctional room, with an additional soundproofed space. On the upper floor is a third suite with views and direct access to an extraordinary 35 m<sup>2</sup> terrace, a privileged space for enjoying the outdoors, relaxation, and privacy in a unique urban setting. An unbeatable location just steps from the Basilica of the Sagrada Família, with all kinds of services and excellent transport connections. The sale price does not include taxes or expenses related to the sale which, in accordance with current regulations, are the responsibility of the buyer: (i) for pre-owned homes, the Property Transfer Tax (ITP) at the rate applicable in the Autonomous Community; (ii) for new-construction homes, VAT and Stamp Duty (AJD) in accordance with current regulations; (iii) notary and registry fees; and (iv) administrative agency fees, if applicable. Availability to be agreed upon. The offer is subject to price changes or withdrawal from the market without prior notice. The information provided, including floor areas, is for guidance only. Real estate brokerage fees will be borne by the relevant party in accordance with the signed agreement. Detailed and personalized information will be provided to any interested party prior to the payment of any deposit, in accordance with applicable national and regional regulations. #ref:CBES2847







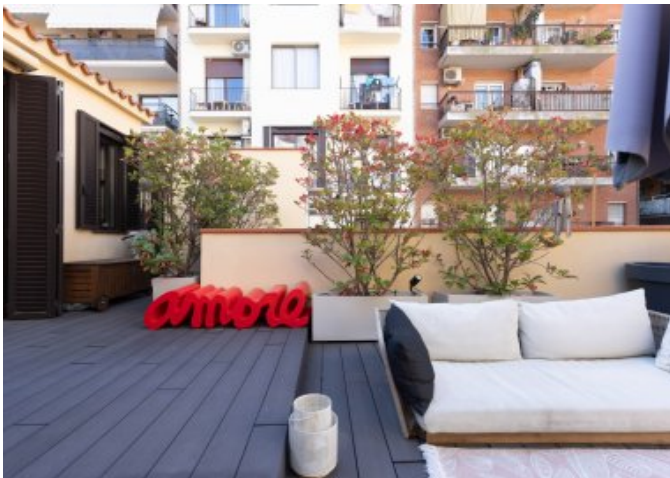
















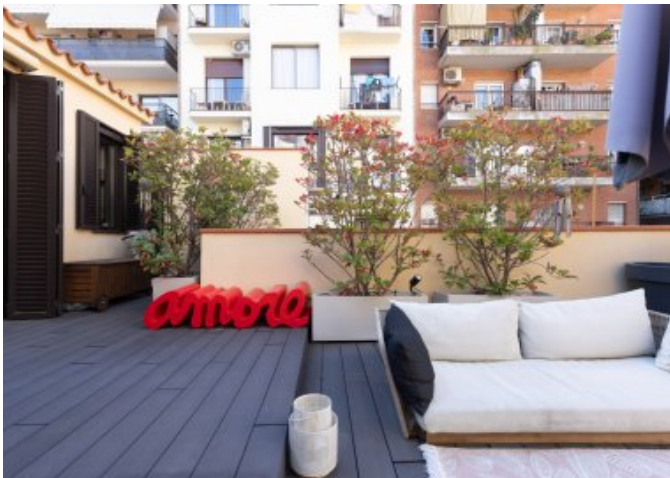




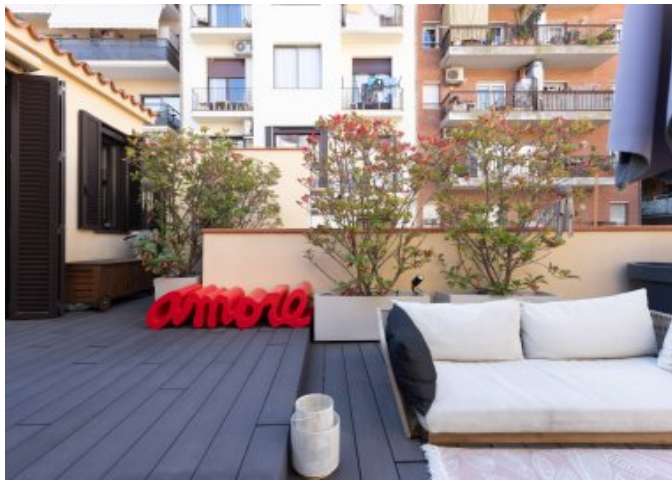














# Floor plan





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