

# Hamptons

INTERNATIONAL



**Calle Pau Claris, Eixample, Barcelona**

3 4

**£1,880,000**

**(€2,150,000)**


## Property details



### Key features

- Air Conditioning
- Elevator

### Attributes

- Apartment
-  Refurbished

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## Description

Discover this fully renovated architectural gem, crafted with noble materials and signature interior design that blends the historic character of the Eixample with the most contemporary comfort. Situated on the fifth floor of a restored stately building on Pau Claris, this apartment will charm you with its brightness, high ceilings, layout, and an atmosphere that exudes calm and distinction. A balanced and inviting layout: Spacious living-dining room with two exterior balconies, high ceilings and restored Catalan vaulted ceiling. Open designer kitchen with central island, equipped with premium appliances and connected to a light-filled dining area. Separate laundry room. Guest powder room. The night area hosts 3 double bedrooms, all with en suite bathrooms and built-in wardrobes. The main suite features luxurious details, high-end textiles, and an intimate, cosy atmosphere. The apartment wraps around a beautiful inner courtyard of the building, and being on a high floor, enjoys natural light in every corner. Sold fully furnished and equipped with exclusive pieces from Poliform, Roche Bobois, B&B Italia, Moooi, Vibia, Andreu World, among others. Every detail has been carefully selected from lighting to bed linens, tableware to decorative art. Everything is brand new, never used. Premium features and extras: Basalte home automation system (climate, lighting, blinds control). Electric blinds throughout the property. Natural wood parquet, water pressure system and softener. Acoustic insulation in windows and doors. Heating via radiators + ducted air conditioning. Professional high-speed Wi-Fi connection. In the heart of the Dreta de l'Eixample, steps from Passeig de Gràcia, surrounded by galleries, designer shops, modernist architecture, and fine dining. One of Barcelona's most sought-after areas for its elegance, tranquillity, and privileged connectivity to the entire city. 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:CBES2740











































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