

Hamptons

INTERNATIONAL



Calle Muntaner, Eixample, Barcelona

3 𠄎 3 𠄎

£1,260,000

(€1,445,000)

Property details



Key features

- Air Conditioning
- Balcony
- Alarm
- Elevator

Attributes

- Apartment
- 🚗 Refurbished

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Description

Coldwell Banker Prestige presents this exclusive property for sale on Muntaner Street, in the heart of Barcelona's Eixample. This is a true architectural gem, located on the principal floor of a stately Eixample building. It has a built area of 154 m² and a spectacular 450 m² south-facing private terrace true luxury in the heart of Barcelona. The property has been completely renovated using high-quality materials and contemporary finishes while preserving its original character. The restoration has maintained all original elements, such as beautiful mosaic flooring, coffered ceilings in the bedrooms that add elegance and authenticity, and the original woodwork that provides warmth and sophistication. The apartment features two spacious exterior double bedrooms with access to a large balcony and double-glazed carpentry. The master bedroom is a comfortable suite with a dressing area and a full bathroom with shower. There is also a medium-sized interior room, ideal as an office or guest bedroom. The property also includes a second full bathroom with shower and a guest toilet. The large living-dining room is designed as a bright, open space that flows into a modern kitchen, equipped with high-end appliances and a wine cooler. From the living room, a glassed-in gallery leads directly to the extraordinary terrace. The south-facing terrace, with sunlight all day, includes two annexes: one houses a wellness area with dry sauna, bathtub, shower, and toilet; the other features a fully equipped outdoor kitchen ideal for barbecues and outdoor gatherings. This unique space makes the home a true urban oasis. The property is equipped with a video intercom and alarm system. Thanks to its prime location, combination of original features, modern comforts, and exceptional outdoor space, this property is a unique opportunity to live or invest in one of Barcelona's most sought-after areas. 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:CBES2662

































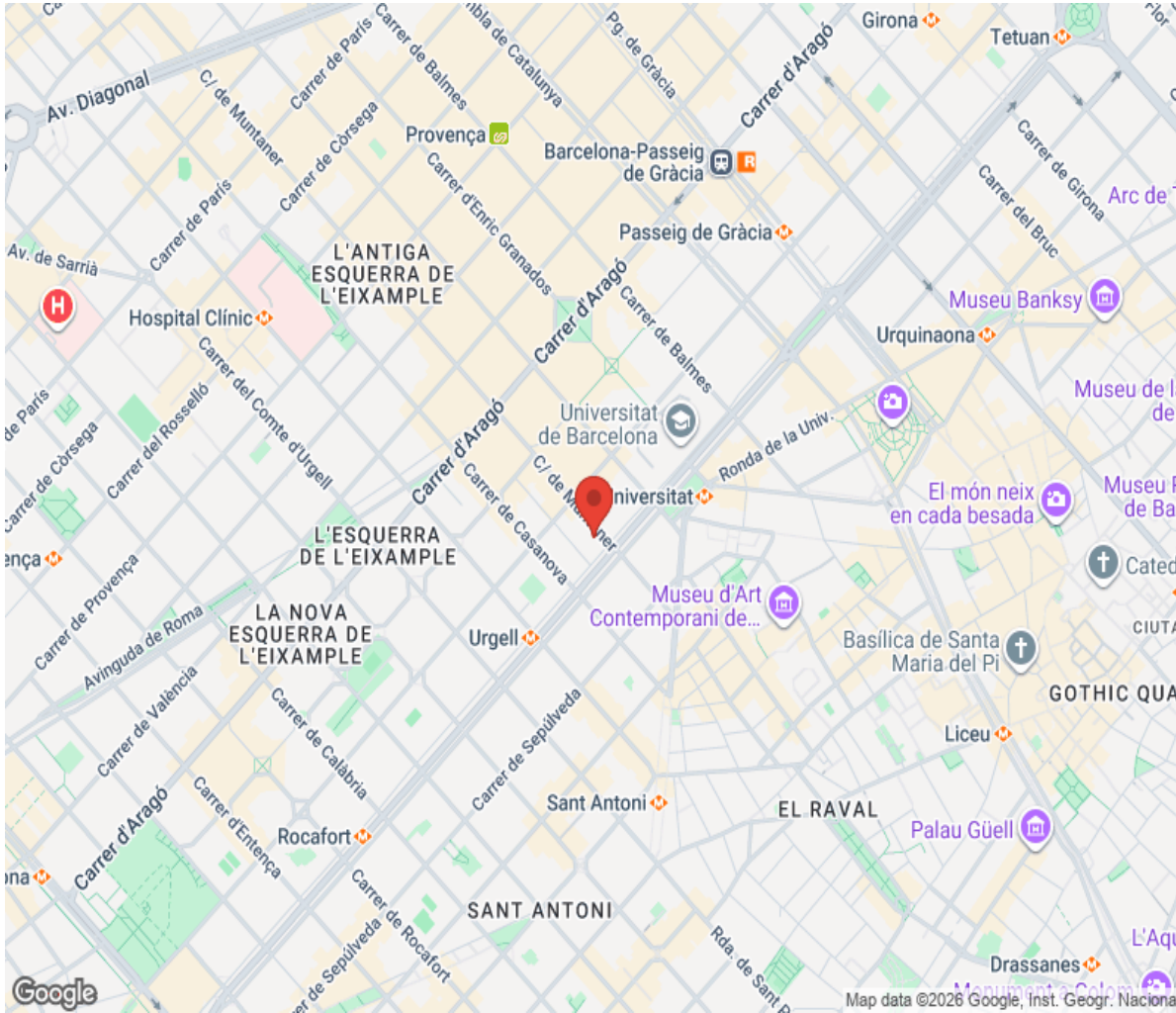








Location



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