

# Lujo y diseño en el corazón más exclusivo del Eixample

2,950,000€



## Full Description

Nestled between Passeig de Gràcia and the newly transformed Consell de Cent greenway, this exceptional 270 sqm residence has undergone a comprehensive refurbishment to deliver the ultimate in comfort, style and functionality. The project blends the grandeur of classic Eixample architecture with contemporary design, premium finishes and cutting-edge technology.~~The home opens into a spacious hall that leads to the day area — a breathtaking 90 sqm open space where living, dining and kitchen merge seamlessly. Natural light floods the interiors through a glass-enclosed gallery that connects to the outdoors, creating a sense of openness and serenity. The kitchen, designed as the centerpiece of the home, combines elegance and performance with custom Dica matte cabinetry, a large island clad in XTONE Calatorao, and a full suite of high-end appliances: Bora induction hob with integrated extractor, Miele oven and microwave, wine cooler, panel-ready dishwasher, and Liebherr fridge and freezer. A discreet and well-equipped laundry area completes this functional layout.~~The night area offers three en-suite bedrooms, each featuring custom-made walk-in wardrobes with integrated lighting and premium details. Bathrooms reflect refined craftsmanship, with

Porcelanosa surfaces, Tres built-in faucets in black bronze, wall-hung sanitaryware, and frameless glass enclosures. The master suite takes luxury to the next level with a generous dressing room, bespoke oak vanity and a spa-inspired bathroom featuring a freestanding New Lounge Fluid bathtub and a rain-effect walk-in shower. A fourth full bathroom for guests is conveniently located near the entrance.~~Comfort and technology are at the core of this residence. It boasts Mitsubishi VRV air conditioning with zoned control via AirZone, Roth Clima Comfort underfloor heating, and a Delta Dore smart home system managing lighting, climate and radiant floors through a touchscreen. Exterior joinery by Technal ensures superior thermal and acoustic insulation with Climalit double glazing and solar control. Flooring throughout is Esco Château Elegance natural oak parquet, complemented by ambient lighting designed with Leds C4 Play fixtures and integrated LED strips. Additional features include a Klinwass water softener and reverse osmosis system and a professional-grade Wi-Fi network discreetly built into the ceilings.~~This property redefines the concept of urban luxury, combining location, design and craftsmanship in a stately building at the very heart of Barcelona's most exclusive district, just steps from luxury boutiques, Michelin-starred dining and iconic landmarks.~~? Contact us to schedule your private viewing of this unparalleled home.~~REAL ESTATE AGENT Nº 6689 (AICAT)~Purchase taxes and transaction costs not included in the sale price.~

## Contact Us

**Global Llach Serra**



























