



**KENSINGTON**<sup>®</sup>  
Finest Properties International

## Exclusive Triplex in Vila de Gràcia



## general:

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|--------------------------------|-----------------|----------------------------|-----------------------|
| <b>object number external:</b> | KB1581          | <b>as from:</b>            | 13.01.2025            |
| <b>usage:</b>                  | habitation      | <b>marketing method:</b>   | purchase              |
| <b>property:</b>               | flat            | <b>construction year:</b>  | 2008                  |
| <b>place:</b>                  | 08012 Barcelona | <b>Total space:</b>        | 144,00 m <sup>2</sup> |
| <b>Number of Rooms:</b>        | 5,0             | <b>Number of bedrooms:</b> | 3,0                   |
| <b>Number of bathrooms:</b>    | 3,0             | <b>Condition:</b>          | as new                |

## prices:

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**purchase price:** 745.000,00 €

## energy certificate:

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## contact person:

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|                |  |               |  |
|----------------|--|---------------|--|
| <b>company</b> | KENSINGTON Finest Properties International - | <b>name:</b>  | Oriol Canal                            |
| <b>street:</b> | Paseo de Gracia 70, 2 <sup>a</sup> planta    | <b>place:</b> | 08008 Barcelona                        |
| <b>phone:</b>  | +34 935 95 77 44                             | <b>Email:</b> | barcelona@kensington-international.com |
| <b>www:</b>    | www.kensington-barcelona.com                 |               |  |

## Infrastructure:

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## Description:

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This exclusive property is located in the heart of the Vila de Gràcia neighborhood, just 200 meters from Paseo de Gracia. It is a triplex completely renovated with excellent materials and finishes that provide acoustic and thermal comfort. It consists of three independent floors with direct access from the street which guarantees privacy and absolute tranquility.

The house, with three floors, has a perfectly studied distribution to offer comfort to the owner; it has two double bedrooms, a single bedroom plus library, and finally on the first floor, we have a multipurpose space which can be used according to personal needs (bedroom, cinema, second living room ...).

It also has a separate laundry area, three bathrooms and even a parking space available for sale or rent. The floors are Jatoba wood, while the exterior carpentry is Technal. Among other additional details we find centralized air conditioning, motorized foscure blinds as well as armored door. It also has fitted closets and a large glass floor area, which allows the house to be filled with light. In addition its location is ideal given the proximity to stores, entertainment areas, hospitals and green areas. Do not hesitate to contact if you wish to arrange a visit to this fantastic triplex.

The apartment has already been sold.

## images

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