



REF: GVVM5B

## Design loft in the neighbourhood of Gràcia

Barcelona, Gràcia

This is a fantastic duplex design loft located at the Mozart Street next to the square Vila de Gràcia. This unique flat with a size of 86m2 also includes a terrace of 17m2 was completely rebuild a few years ago by an interior designer of renowned prestige. The access to the dwelling is by the street itself and then from the entrance hall. From there, the first that one encounters is an office area with many cupboards in it. This makes it ideal for someone who wishes to have both an office and a place to live. By walking down the steps, one reaches a large dining room which has a fully equipped kitchen. Moreover, there is also access from here to a nice terrace of 17m2 in size. The bathroom with shower is large. The double room is found in the attic floor. Some other features of this singular flat are that the floor is made of micro concrete and the furniture is custom-made. The flat also has an air conditioning system, a radiant gas heating and high ceilings with exposed beams. The flat is ready to live in and it is five minutes away from Paseo de Gràcia on foot which means that one can enjoy the network of businesses and the special charming of the square Vila de Gràcia. The flat is available anytime...

### Data sheet

#### Distribution

- Surface 86m2
- 1 room
- 1 bath
- Terrace 17m2
- Semi new

#### Characteristics

- Air conditioning
- Heating
- All exterior
- Energy rating: G

#### Additional Data

### Global terms

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**Map:**

<https://www.google.com/maps/@41.399,2.15854,16z?hl=en>

**Link:**

<https://www.gloverbarcelona.com/en/properties/barcelona-gracia-design-loft-neighbourhood-gracia-197>

