



REF: GVVB71

## Charming and cosy apartment at the heart of l'Eixample Dreta

Barcelona, Eixample

426.000€

Charming and very bright apartment of 83.84 m<sup>2</sup> built in the heart of the Eixample dreta between the streets of Consell de Cent and C/ Bruc. We highlight an unbeatable location of the building as it is right in front of a Super-illa and a newly created pedestrian area. Even so the property enjoys silence and tranquility as the views overlook the interior of a block of the Eixample. The property is partially renovated. We access the property through a large hall living room of 18.70 m<sup>2</sup>. It has 2 bedrooms of which 1 has generous fitted closets. The kitchen is spacious and open to the dining room. This living room has access to a private terrace of 5.75 m<sup>2</sup>. In total the house has two bathrooms, one of which is located next to the laundry area. The interior carpentry is wood and the floors are tiled. There is a great feeling of space as the ceilings are high and the structure and fixed furniture of the apartment maintains the atmosphere and authentic spirit of the Eixample Barcelonés. The building has an elevator and concierge service. Its central location allows us to have excellent combinations with public transport, as well as a wide range of stores, restaurants, hospitals and educational centers. If you want to be the privileged one to enjoy this special and unique property in one of the most central and emblematic areas of Barcelona, send us a WhatsApp or call us at 681162903.

### Data sheet

#### Distribution

- Surface 83m<sup>2</sup>
- 2 rooms
- 2 baths
- To reform

#### Characteristics

- Balcony
- Energy rating: E

#### Additional Data

- Lift
- Community expenses: 99 €/Monthly
- IBI expenses: 57,45 €/Monthly

## Global terms

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### Map:

<https://www.google.com/maps/@41.3936,2.17021,16z?hl=en>

### Link:

<https://www.gloverbarcelona.com/en/properties/barcelona-eixample-charming-and-cosy-apartment-heart-leixample-dreta-651>











