



## Excellent 3 Bed Apartment For Sale in Barcelona Spain



### Informações do Revendedor

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Name:             | Niall Madden                                                                  |
| Nome da Empresa:  | Esales Property Limited                                                       |
| País:             | Reino Unido                                                                   |
| Experience since: | 2002                                                                          |
| Tipo de Serviço:  | Selling a Property                                                            |
| Specialties:      |                                                                               |
| Property Type:    | Apartments                                                                    |
| Telefone:         |                                                                               |
| Languages:        | English                                                                       |
| Website:          | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Detalhes do anúncio

|               |                |
|---------------|----------------|
| Imóveis para: | Venda          |
| Preço:        | USD 542,920.17 |

### Localização

|                        |            |
|------------------------|------------|
| Country:               | Espanha    |
| State/Region/Province: | Catalunha  |
| Cidade:                | Barcelona  |
| CEP:                   | 08015      |
| Adicionado:            | 08/09/2026 |

Informação adicional:

Excellent 3 Bed Apartment For Sale in Barcelona Spain

Esales Property ID: es5555214

Carrer de Valencia, Eixample, 08015 Barcelona, Spain

Nestled within a stately 1920s building in Barcelona's highly sought-after La Nova Esquerra de l'Eixample neighborhood, this bright three-bedroom apartment presents a premier renovation opportunity. Featuring classic pre-war character, high ceilings, and valuable dual-aspect orientation, the residence offers an exceptional canvas for investors, architects, or homeowners seeking to create a bespoke Mediterranean sanctuary in the heart of Catalonia's capital.

### Architectural Charm & Original Features

The property showcases iconic period architectural elements, most notably original Catalan hydraulic tile



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floors (mosaico hidraulico) that add distinct artistic heritage to the interiors. Coupled with soaring high ceilings, the apartment retains an expansive, grand atmosphere characteristic of early 20th-century Eixample design.

Situated on a higher floor of the building, the apartment benefits from a dual southeast and northwest orientation. This favorable light positioning, paired with street-facing external views, ensures sun-drenched living spaces throughout the day and optimal cross-ventilation. Modern comforts already integrated include split-system air conditioning and heating.

## Flexible Layout & Renovation Potential

Currently structured entirely with lightweight partition walls, the layout offers immense structural flexibility. A interior designer or developer can easily reconfigure the floor plan to suit contemporary open-plan living preferences without major structural alterations.

The current configuration spans:

- \* **Living & Dining Area:** A sunlit living-dining room featuring direct access to a private exterior balcony.
- \* **Bedrooms:** Three well-proportioned bedrooms, including two exterior double bedrooms—each enjoying direct access to its own private balcony—and one comfortable single room ideal for a guest room or home office.
- \* **Service Areas:** A dedicated separate kitchen, an adjacent laundry area, and a full central bathroom.
- \* **Outdoor Spaces:** Three distinct balconies providing excellent street vistas and ambient natural light.

The building itself is an elegant, well-maintained 1920 stately structure equipped with an elevator and an official certificate of occupancy (cedula de habitabilidad).

## Prime Location: La Nova Esquerra de l'Eixample

La Nova Esquerra de l'Eixample is widely regarded as one of Barcelona's most complete and liveable residential districts, known for its pleasant tree-lined avenues, relaxed urban feel, and dense concentration of municipal services.

The neighborhood balances traditional charm with dynamic culture. Nearby cultural marks include:

- \* **Parc de Joan Miro:** One of Barcelona's largest green spaces, famous for housing Joan Miro's iconic 22-meter public sculpture, 'Dona i Ocell' (Woman and Bird).
- \* **CC Arenas de Barcelona:** The former historic bullring reimaged into a modern multi-level shopping, dining, and entertainment complex featuring a 360-degree rooftop panoramic view over Placa d'Espanya and Montjuïc.
- \* **Civic & Educational Facilities:** Convenient access to municipal hubs like the Urgell and Golferichs civic centers, alongside major public libraries such as the Agusti Centelles and Joan Miro facilities.

## Unrivaled Amenities & Education



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Residents enjoy a vibrant local lifestyle surrounded by everyday conveniences, top-tier schools, and renowned culinary institutions.

### Category Nearby Highlights

Education IPSI, Institut Angeleta Ferrer, Escola Entenca, Escola Els Llorers, Institut Ernest Lluch, Escola Auro, EA La Industrial, and Institut Escola del Treball.

Gastronomy High-end and traditional dining including Can Valles, Tast-Iller, Nectari, and Michelin-starred Cinc Sentits.

Healthcare Immediate proximity to major medical centers, including the prestigious Hospital Clinic de Barcelona.

### Exceptional Transit Connectivity

The property offers superb connectivity across Barcelona, regional Spain, and international transport links, making it ideal for daily commuters and global travel alike.

\* **Metro Services:** Walking distance to six key metro stations across multiple lines, including L1 (Urgell, Rocafort), L5 (Entenca, Hospital Clinic), and L3 (Tarragona, Sants Estacio).

\* **Mainline Rail:** Minutes from Barcelona Sants Station, the city's primary railway hub, providing high-speed AVE connections across Spain and direct regional trains.

\* **Airport & Bus Access:** Serviced by comprehensive TMB bus lines and the direct Aerobus link, providing express travel to Josep Tarradellas Barcelona-El Prat Airport.

Combining historic period features, direct light, three private balconies, and an unbeatable location, this project represents an exciting chance to acquire prime Eixample real estate ready for transformation.

### ABOUT THE AREA

Barcelona, the vibrant capital of Spain's Catalonia region, is a coastal metropolis renowned for its rich history, unique culture, and striking architectural heritage. Situated along the Mediterranean Sea, the city seamlessly blends seaside charm with dynamic urban energy. It serves as one of Europe's leading cultural, economic, and tourist centers, drawing millions of visitors each year to explore its historic neighborhoods, world-class culinary scene, and lively street life.

Architecturally, Barcelona is defined by the extraordinary vision of Antoni Gaudí, whose whimsical Modernist masterpieces shape the city skyline. Prominent icons such as the towering Basilica de la Sagrada Família, Park Güell, and Casa Batlló attract global attention. Beyond modernism, the city's urban fabric features a fascinating contrast between the narrow, winding alleys of the Gothic Quarter (Barri Gòtic) and the sprawling, grid-like layout of the Eixample district.

The city offers a high quality of life driven by its Mediterranean climate, expansive urban beaches like Barceloneta, and lush green spaces such as Montjuïc park. Barcelona is also a global hub for business, design, and education, featuring major trade fairs, dynamic startup ecosystems, and top-tier universities. Cultural life thrives across numerous museums, performance venues, local festivals, and standard-setting gastronomy that ranges from casual tapas bars to Michelin-starred dining.



For air travelers, the primary and closest gateway is Josep Tarradellas Barcelona-El Prat Airport (BCN), located approximately 12 kilometers (7.5 miles) southwest of the city center. It is heavily connected to the city via high-speed airport buses (Aerobus), metro line L9 Sud, local train service, and major highways. Two secondary regional airports—Girona-Costa Brava Airport (GRO) (-85 km northeast) and Reus Airport (REU) (-90 km southwest)—also serve the region, predominantly hosting low-cost carrier flights with direct bus transfers to central Barcelona.

## MAiN FEATURES:

- \* 73m<sup>2</sup> of living space
- \* 3 Bedrooms
- \* 1 Bathroom
- \* Stunning Views
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Spain
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

## Energy certificate

- \* Consumption: 171 kWh/m<sup>2</sup> year
- \* Emissions: 44 kg CO<sub>2</sub>/m<sup>2</sup> year

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Tenanted: Sim

## Comum

|                         |                   |
|-------------------------|-------------------|
| Quartos de dormir:      | 3                 |
| Pés quadrados acabados: | 73 m <sup>2</sup> |
| Tamanho do lote:        | 73 m <sup>2</sup> |

## Utility details

Heating: Sim

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.945.351

