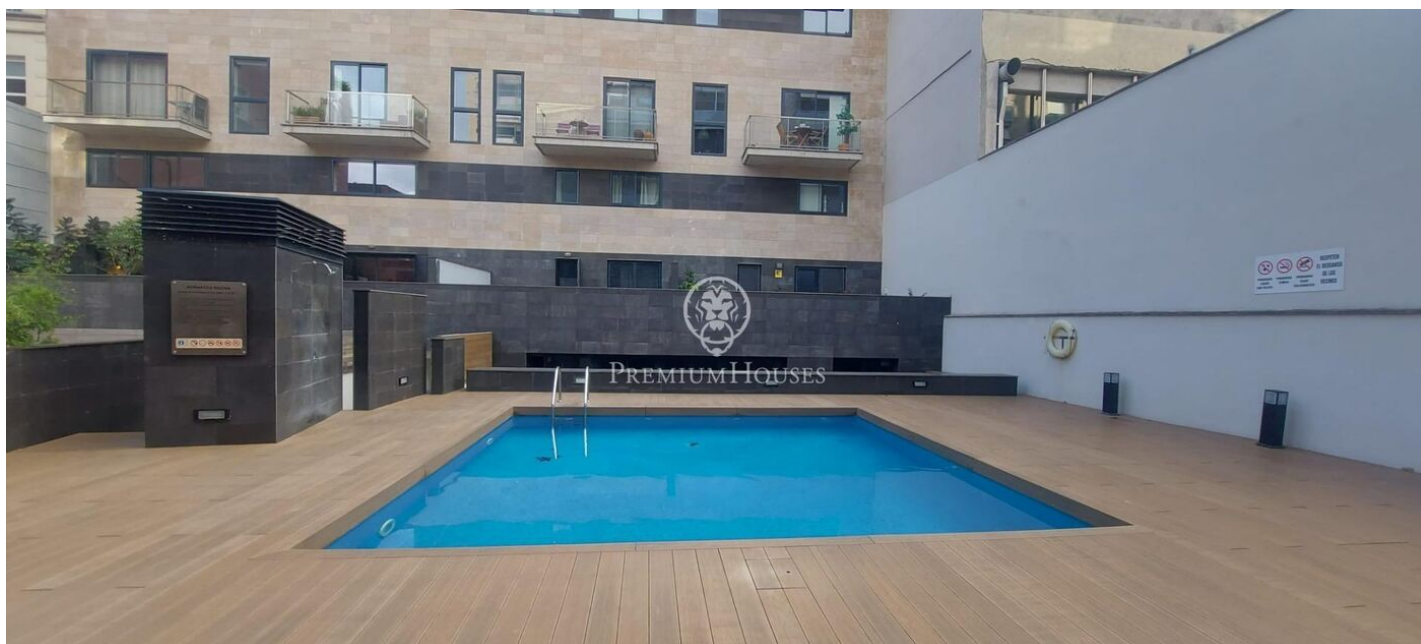


## Exclusive flat for sale with pool in Gràcia

Ref: P-016610

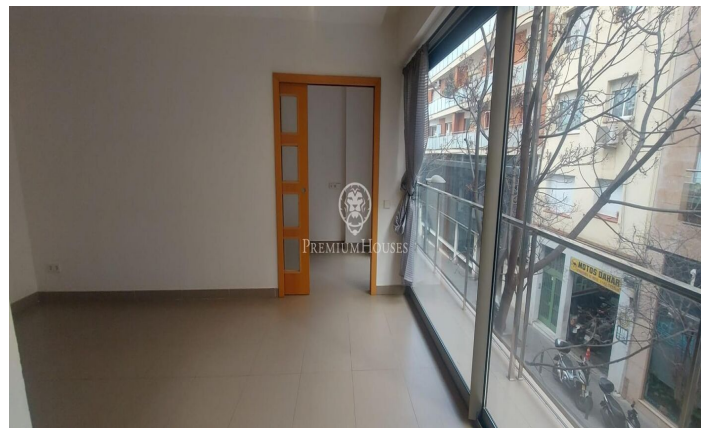
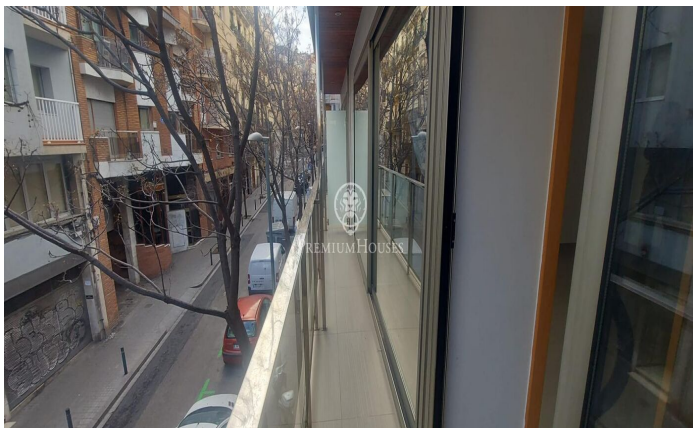
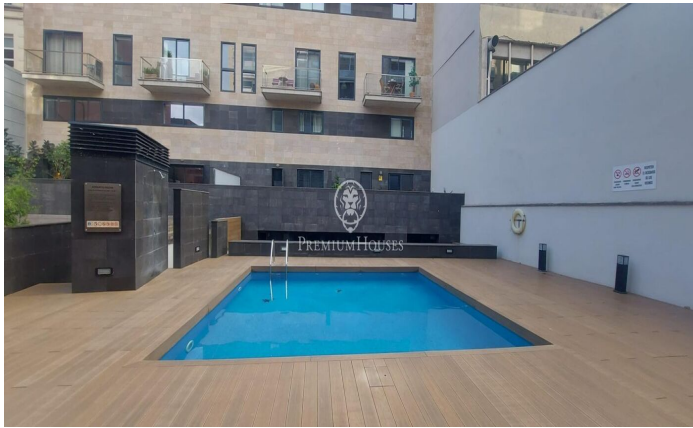


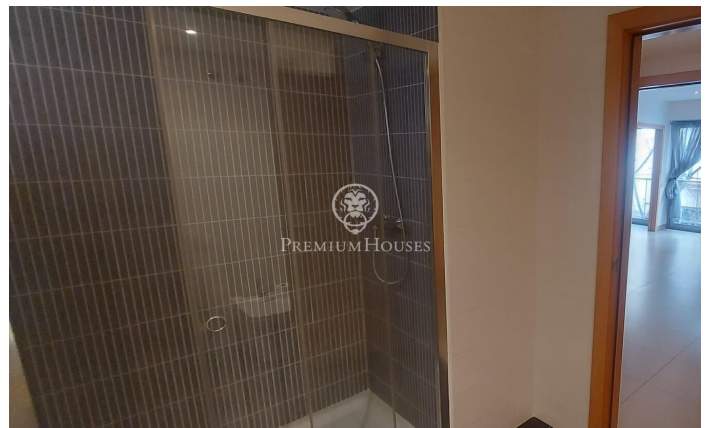
### Vallcarca i els Penitents / Barcelona Ciudad

Premium Houses presents this impeccable 56 m<sup>2</sup> flat in excellent condition, located in a peaceful and well-connected area of the Gracia neighbourhood. The property stands out for its excellent layout, featuring two spacious bedrooms with built-in wardrobes, a bright living room, kitchen, a full bathroom, and a charming balcony, perfect for enjoying the outdoors. Additionally, it includes a large parking space, an exclusive communal swimming pool, and air conditioning for added comfort. As a bonus, it also offers a 15 m<sup>2</sup> storage room, ideal for extra storage. Perfect for a residence or for investors seeking high returns.

**€415,000**

56 m<sup>2</sup>  
2 Bedrooms  
1 Bathroom  
A/C  
Storage  
Lift  
Security  
Balcony  
Built in closets







**PREMIUMHOUSES**  
Excellence in Real Estate

Avda. Pau Casals, 5 Barcelona  
Tel: +34 93 200 30 79

---

---

Contact us for more information or to arrange a viewing

Tel: +34 93 200 30 79

[info@premiumhouses.com](mailto:info@premiumhouses.com)

[www.premiumhouses.es](http://www.premiumhouses.es)