

**Exclusive urban flats in Rambla Cataluña**

Ref: P-015660



**Eixample / Barcelona Ciudad**

This is an exclusive collection of 19 flats in a building that preserves the style of a traditional Eixample house, where the elements that make it unique have been refurbished. It is located in a privileged part of the city, on the stately Rambla Catalunya, very close to Paseo de Gràcia and Diagonal. An excellent area for the animation of luxury hotels, fashionable restaurants and big name shops. The project includes 2 classic buildings from the end of the 19th century, which communicate with each other, the stately entrance hall of the building and the interior courtyards have been preserved. The designer flats enjoy a brightness in all the rooms, with impeccable finishes, neutral colours and modern appliances that combine new technologies to make the most of living in Barcelona. 1, 2 and 3-bedroom flats are offered in an iconic building, with classic forged balconies and large terraces in the penthouses. The flats facing Rambla Cataluña enjoy north-east views and the flats facing the inner courtyard have a south-west orientation. The properties range in size from 60 m<sup>2</sup> to 222 m<sup>2</sup>. A wide variety of options for different types of families. For more information, please do not hesitate to contact us.

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140 m<sup>2</sup>

2 ???????

3 ??????? ???????

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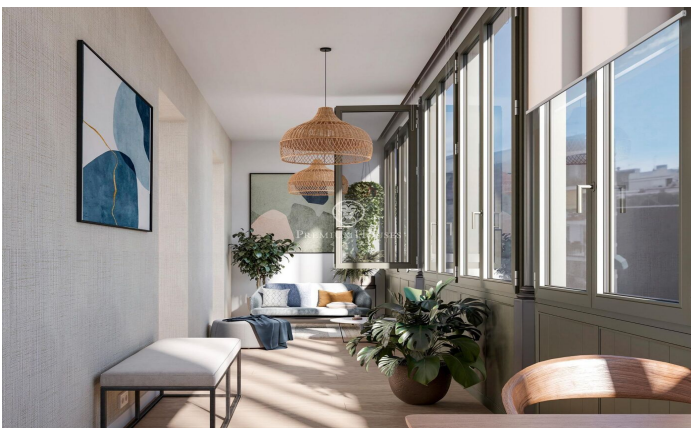
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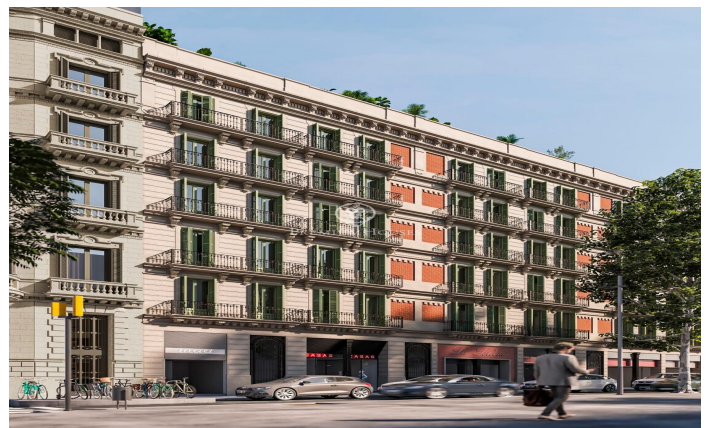
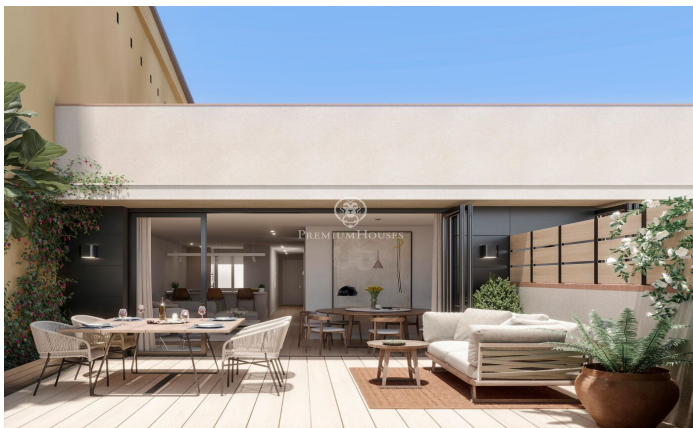
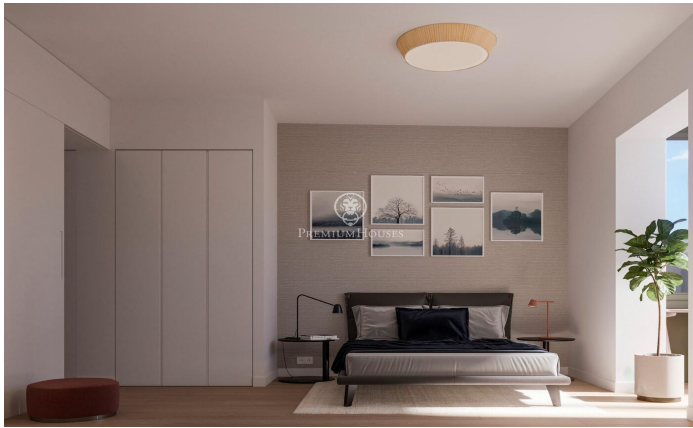
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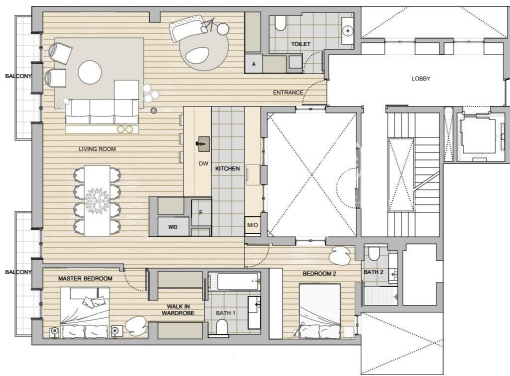
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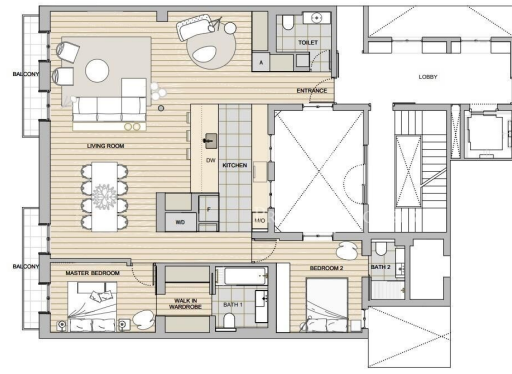


**MAIN FLOOR SERVICES**

Surface	Value
TYPOLOGY V1A	176.47m <sup>2</sup>
INTERNAL GROSS SURFACE	176.47m <sup>2</sup>
EXTERNAL GROSS SURFACE	5.87m <sup>2</sup>
INTERNAL NET SURFACE	170.27m <sup>2</sup>
Living room	37.00m <sup>2</sup>
Dining room	11.00m <sup>2</sup>
Kitchen	11.00m <sup>2</sup>
Master Bedroom	15.26m <sup>2</sup>
Bedroom 2	12.20m <sup>2</sup>
Bath 1	5.20m <sup>2</sup>
Bath 2	5.20m <sup>2</sup>
W.C.	2.26m <sup>2</sup>
Entrance	2.26m <sup>2</sup>
External Net Surface	5.50m <sup>2</sup>
Balcony	5.50m <sup>2</sup>

**APPLIANCES:** Fridge, Freezer, Washing Machine, Dish Washing Machine, Microwave Oven, Air Conditioning.

Scale: 1:100  
Scale: 1:150

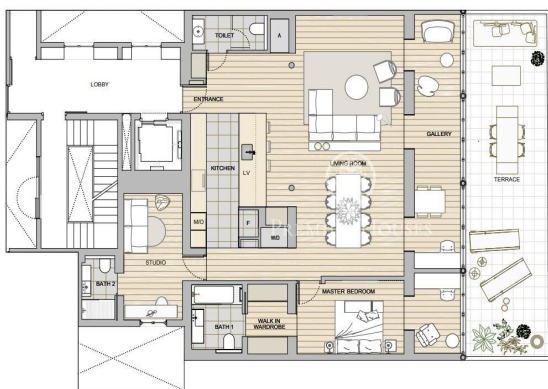


**FIRST FLOOR SERVICES**

Surface	Value
TYPOLOGY V1B	164.37m <sup>2</sup>
INTERNAL GROSS SURFACE	164.37m <sup>2</sup>
EXTERNAL GROSS SURFACE	5.87m <sup>2</sup>
INTERNAL NET SURFACE	158.17m <sup>2</sup>
Living room	35.13m <sup>2</sup>
Dining room	12.20m <sup>2</sup>
Kitchen	11.00m <sup>2</sup>
Master Bedroom	15.26m <sup>2</sup>
Bedroom 2	12.20m <sup>2</sup>
Bath 1	5.20m <sup>2</sup>
Bath 2	5.20m <sup>2</sup>
W.C.	2.26m <sup>2</sup>
Entrance	2.26m <sup>2</sup>
External Net Surface	5.50m <sup>2</sup>
Balcony	5.50m <sup>2</sup>

**APPLIANCES:** Fridge, Freezer, Washing Machine, Dish Washing Machine, Microwave Oven, Air Conditioning.

Scale: 1:100  
Scale: 1:150



**MAIN FLOOR SERVICES**

Surface	Value
TYPOLOGY V2A	180.02m <sup>2</sup>
INTERNAL GROSS SURFACE	180.02m <sup>2</sup>
EXTERNAL GROSS SURFACE	42.28m <sup>2</sup>
INTERNAL NET SURFACE	137.78m <sup>2</sup>
Living room	29.98m <sup>2</sup>
Dining room	11.00m <sup>2</sup>
Kitchen	11.00m <sup>2</sup>
Master Bedroom	15.26m <sup>2</sup>
Bedroom 2	12.20m <sup>2</sup>
Bath 1	5.20m <sup>2</sup>
Bath 2	5.20m <sup>2</sup>
W.C.	2.26m <sup>2</sup>
Entrance	5.20m <sup>2</sup>
External Net Surface	39.33m <sup>2</sup>
Terrace	39.33m <sup>2</sup>

**APPLIANCES:** Fridge, Freezer, Washing Machine, Dish Washing Machine, Microwave Oven, Air Conditioning.

Scale: 1:100  
Scale: 1:150

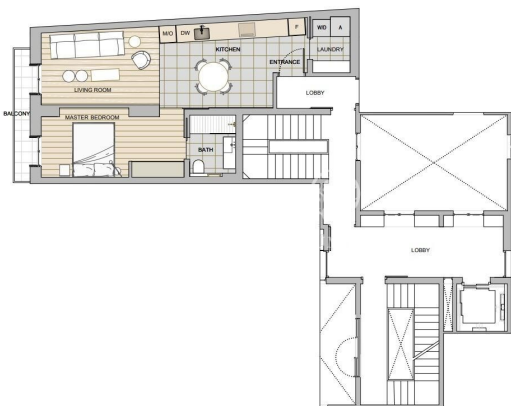


**FIRST FLOOR SERVICES**

Surface	Value
TYPOLOGY V2B	178.78m <sup>2</sup>
INTERNAL GROSS SURFACE	178.78m <sup>2</sup>
EXTERNAL GROSS SURFACE	10.00m <sup>2</sup>
INTERNAL NET SURFACE	168.78m <sup>2</sup>
Living room	29.98m <sup>2</sup>
Dining room	11.00m <sup>2</sup>
Kitchen	11.00m <sup>2</sup>
Master Bedroom	15.26m <sup>2</sup>
Bedroom 2	12.20m <sup>2</sup>
Bath 1	5.20m <sup>2</sup>
Bath 2	5.20m <sup>2</sup>
W.C.	2.26m <sup>2</sup>
Entrance	5.20m <sup>2</sup>

**APPLIANCES:** Fridge, Freezer, Washing Machine, Dish Washing Machine, Microwave Oven, Air Conditioning.

Scale: 1:100  
Scale: 1:150

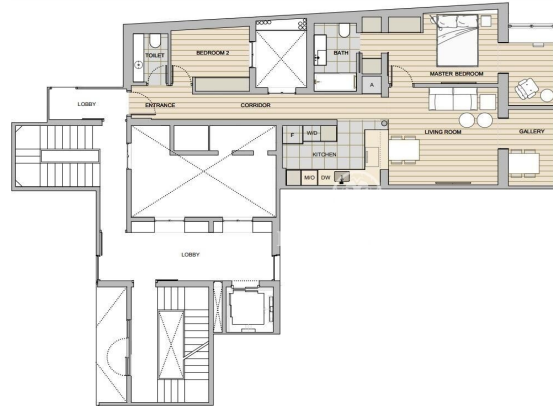


**FIRST FLOOR SERVICES**

Surface	Value
TYPOLOGY V3	158.23m <sup>2</sup>
INTERNAL GROSS SURFACE	158.23m <sup>2</sup>
EXTERNAL GROSS SURFACE	5.20m <sup>2</sup>
INTERNAL NET SURFACE	153.03m <sup>2</sup>
Living room	16.27m <sup>2</sup>
Dining room	11.00m <sup>2</sup>
Kitchen	11.00m <sup>2</sup>
Master Bedroom	15.26m <sup>2</sup>
Bedroom 2	12.20m <sup>2</sup>
Bath 1	5.20m <sup>2</sup>
Bath 2	5.20m <sup>2</sup>
W.C.	2.26m <sup>2</sup>
Laundry	3.00m <sup>2</sup>
External Net Surface	3.83m <sup>2</sup>

**APPLIANCES:** Fridge, Freezer, Washing Machine, Dish Washing Machine, Microwave Oven, Air Conditioning.

Scale: 1:100  
Scale: 1:150

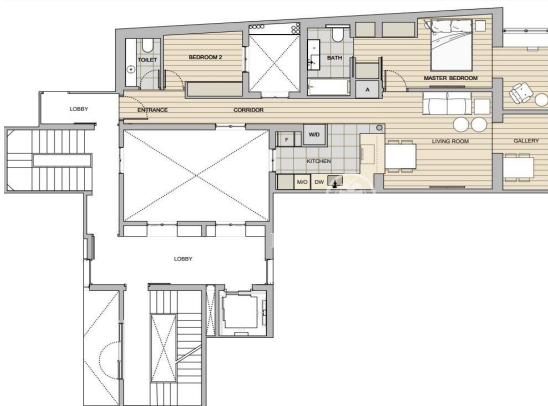


**FIRST FLOOR SERVICES**

Surface	Value
TYPOLOGY V4A	98.20m <sup>2</sup>
INTERNAL GROSS SURFACE	98.20m <sup>2</sup>
EXTERNAL GROSS SURFACE	14.54m <sup>2</sup>
INTERNAL NET SURFACE	83.66m <sup>2</sup>
Living room	16.40m <sup>2</sup>
Dining room	11.00m <sup>2</sup>
Kitchen	11.00m <sup>2</sup>
Master Bedroom	15.26m <sup>2</sup>
Bedroom 2	12.20m <sup>2</sup>
Bath 1	5.20m <sup>2</sup>
Bath 2	5.20m <sup>2</sup>
W.C.	2.26m <sup>2</sup>
Entrance	10.80m <sup>2</sup>

**APPLIANCES:** Fridge, Freezer, Washing Machine, Dish Washing Machine, Microwave Oven, Air Conditioning.

Scale: 1:100  
Scale: 1:150

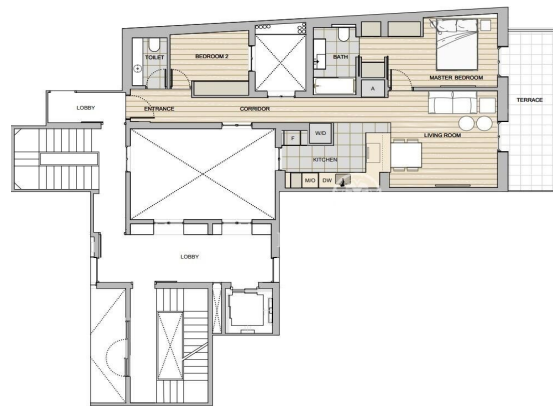


**THIRD FLOOR SERVICES**

Surface	Value
TYPOLOGY V4B	84.42m <sup>2</sup>
INTERNAL GROSS SURFACE	84.42m <sup>2</sup>
EXTERNAL GROSS SURFACE	0.00m <sup>2</sup>
INTERNAL NET SURFACE	84.42m <sup>2</sup>
Living room	16.40m <sup>2</sup>
Dining room	11.00m <sup>2</sup>
Kitchen	11.00m <sup>2</sup>
Master Bedroom	15.26m <sup>2</sup>
Bedroom 2	12.20m <sup>2</sup>
Bath 1	5.20m <sup>2</sup>
Bath 2	5.20m <sup>2</sup>
W.C.	2.26m <sup>2</sup>
Entrance	11.06m <sup>2</sup>

**APPLIANCES:** Fridge, Freezer, Washing Machine, Dish Washing Machine, Microwave Oven, Air Conditioning.

Scale: 1:100  
Scale: 1:150



**FOURTH FLOOR SERVICES**

Surface	Value
TYPOLOGY V4C	82.82m <sup>2</sup>
INTERNAL GROSS SURFACE	82.82m <sup>2</sup>
EXTERNAL GROSS SURFACE	10.30m <sup>2</sup>
INTERNAL NET SURFACE	72.52m <sup>2</sup>
Living room	16.40m <sup>2</sup>
Dining room	11.00m <sup>2</sup>
Kitchen	11.00m <sup>2</sup>
Master Bedroom	15.26m <sup>2</sup>
Bedroom 2	12.20m <sup>2</sup>
Bath 1	5.20m <sup>2</sup>
Bath 2	5.20m <sup>2</sup>
W.C.	2.26m <sup>2</sup>
Entrance	12.26m <sup>2</sup>

**APPLIANCES:** Fridge, Freezer, Washing Machine, Dish Washing Machine, Microwave Oven, Air Conditioning.

Scale: 1:100  
Scale: 1:150