



MALLORCA 234 - Brand new apartment with 4 bed. & 3 bath.

Spain, Barcelona

Price:	€ 2 550 000
Object type	Apartment
Market	New building
Year built	2023
Bedrooms	4
Number of rooms	4
Area	184 m2
Category	For sale



Brand new Fifth floor apartment, 6th real height, with 4 bedrooms, 3 bathrooms and views. This apartment is characterized by the natural light that penetrates through large windows, equipped with acoustic and thermal insulation, which occupy the maximum possible surface of the façade. The distribution of the interiors with timeless and warm colours and the sliding doors help light reaching everywhere, generating spaces that optimize the entire available surface and connecting the rooms and expanding them at your convenience. One of the most outstanding factors of this development is the concept of sustainability, for this reason the latest generation aerothermal technology applied to air conditioning and water installations has been implemented, which provides the highest efficiency and sustainability, thus achieving the highest energy qualification. It also has parking spaces on the building. Maury-Parés Vila, located at Mallorca street in Barcelona, occupies a privileged location in the city next to the stately Rambla Catalunya and very close to Passeig de Gràcia. It is a new construction development in a building that preserves the style of a traditional Eixample houses, where the elements that make it unique are rehabilitated. The project, by the architect Joan Pascual Argenté, has been carried out with the maximum respect for the environment and includes to recovery the facades: the one overlooking Mallorca street, characteristic of the Eixample, with balconies; the original rear facade that overlooks the interior of block, is fully glazed and is restored and adapted to the most current technical criteria. The project includes the addition of 2 floors, so that on one of its sides and on its upper part, both facades will be complemented by a new glazed one. All the original architectural elements; such as balustrades, railings, cast-iron pillars and stained-glass windows are remained. The stately entrance hall to the building and the interior patio are also restored and preserved. This intervention is carried out within the framework of a new construction development with 2 basement floors, a ground floor with 3-bedroom and private garden duplex apartments; intermediate floors with 2&3-bedrooms apartments; and top floors with 3-bedroom duplex penthouses. A total of 24 new apartments that meet the highest technical and energy-efficiency requirements.

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