



New luxury duplex apartment for sale Gracia Barcelona



This new luxury duplex apartment for sale Gracia, Barcelona is unlike any other property in the Catalan capital. Its history, heritage and location give it unique character and vast potential. The property was built in 1897 and its unique neoclassical interiors are officially listed by Barcelona City Hall's Patrimony Society.

The restoration of the property is a homage to its origins. The team led by the price-winning Catalan architect, Xavier Guitart, who has led restoration projects on some of Barcelona's most famous landmarks, including various UNESCO World Heritage Sites.

The neoclassical architecture sets it apart from nearby Catalan Art Nouveau homes that were more typical of the period. The restoration will honor the property's one-of-a-kind character, respecting the original function of its generous spaces and repurposing them for contemporary living.

New decorative details will be chosen to create a harmonious contrast with the fully restored originals. Minimalist fittings, such as Italian custom-made high end kitchens, will add contemporary elegance to the neoclassical style.

An innovative aerothermia system will harness renewable energy to maximize comfort and convenience while minimizing energy consumption. Unlike most old buildings, the apartment will obtain the highest-possible energy efficiency rating.

The generous dimensions of the apartment's upper floor and roof terrace open up a pair of exciting possibilities. The architects have developed two plans for apartments of different sizes and can implement either one to meet the budgets and lifestyle needs of potential homeowners.

In plan A, there would be a single duplex penthouse of twice the size. It would offer two

LOCATION

PROPERTY TYPE

FEATURES

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double bedrooms and even more spacious living and dining areas, plus the entire roof terrace.

In plans B, the space would be divided into two compact, duplex apartments - both with two double bedrooms. One would have a bedroom on the upper floor, the other would have both bedrooms on the lower floor. A smaller, stylish duplex for simplified city living or a full penthouse for total two-storey luxury. The choice is yours.

The residential neighbourhood of Gracia was once a separate village. It is close to the city center but retains a friendly, small-town feel. Its narrow streets open onto sun-dappled plazas where families gather. Parents sip cold drinks on shaded terraces while children play safely and make new friends. In the upper reaches of the district, the city fades to parkland, with tree-lined hills, sports clubs and famous spots like Park Güell setting the stage for adventures, and memories that will last a lifetime. Casa Vicens, the first house built by master architect Antoni Gaudí in 1883, is also close by.

In Barcelona's most eclectic barrio you'll find eateries from across the globe. Great food is in its soul. Its streets teem with restaurants and bars, packed with people enjoying the good things in life. From Michelin-starred fine dining to friendly tapas bars where everybody knows your name - in Gràcia, extraordinary eating is an everyday pleasure.

[See more information about this property on our website.](#)

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