



REF: GVAF24

## **Brand-new property in La Marina del Prat Vermell in the Sants-Monjuic district**

Barcelona, Otras zonas

Brand-new property in La Marina del Prat Vermell in the Sants-Monjuic district

Modern and sustainable new construction housing, with 4 bedrooms and 3 bathrooms, located in the residential complex of La Marina del Prat Vermell in Barcelona in the neighborhood of Sants-Monjuic,

Brand new apartment on the top floor. It consists of a spacious and bright living-dining room with access to a terrace of 7.21 m<sup>2</sup>, ideal for enjoying the outdoors. Independent and functional kitchen with a practical design, adapted to the needs of everyday life. Of the 4 bedrooms, one is a suite with fitted closets and bathroom. The other 3 are single and share a second bathroom and an additional toilet for convenience.

Parquet floors, tilt and turn windows, laundry area on the communal roof terrace and a parking space for a car and another parking space for a motorcycle.

The residential complex offers attractive communal areas, including gardens, playgrounds and

It has the BREEAM CERTIFICATE, level "Very Good", a method that evaluates and certifies the sustainability of the building, in addition to having energy efficiency A and a regenerated water system.

The thermal energy comes from the hand of Ecoenergies, which means numerous advantages for both your home and the environment, with a reduction of CO2 emissions or better air quality, cold and heat.

A perfect home that combines design, comfort and sustainability, very close to the most modern metro station in Barcelona (L9S automatic line without driver - Fira stop), bus V3, and strategically located between the Port and Barcelona Airport and 14 minutes walk from Cap Doctor Carles Ribas.

It is hereby stated that the published rent has been calculated in accordance with the provisions of art. 17, sections 6 and 7 of the LAU, as amended by Law 12/2023 of May 24 for the Right to Housing. It is hereby informed that :

- 1- The property being leased is located in an area of “stressed residential market”.
- 2-That the lessor is NOT a Large Tenant.
- 3- That the rental price reference index published by the Ministry of Housing does not set a maximum rental price because the property is in a new construction development.
- 4-The property has not been rented before.

If you are interested please call us or send a WhatsApp to 681162903. To keep up to date with our news you can follow us on our Instagram (glover\_barcelona).

## Data sheet

### Distribution

- Surface 105m2
- 4 rooms
- 3 baths
- Terrace 7m2
- Parking 1 place
- New

### Characteristics

- Air conditioning
- Heating
- All exterior
- Energy rating: A

### Additional Data

- Lift

## Global terms

The information on this website has been provided by third parties, as merely informative and is assumed correct. Glover Barcelona does not guarantee its veracity. The offer may be subject to inaccuracies, errors, unintentional omissions, price changes and / or withdrawal from the market without prior notice. The taxes corresponding to the rent, in particular the ITP are also at the expense of the lessee. Other particular conditions, such as duration, bond, guarantees, consumptions / supplies or community expenses when they exist, will be agreed and specified in each specific case.

### Map:

<https://www.google.com/maps/@41.3538,2.13702,16z?hl=en>

### Link:

<https://www.gloverbarcelona.com/en/properties/barcelona-otras-zonas-vivienda-estrenar-la-marina-del-prat-vermell-el-barrio-sants-monjuic-776>







