



REF: GVASA2032B

## Bright apartment in Sarrià, next to the Vil·la Amèlia Gardens

Barcelona, Sarrià - sant gervasi

Bright apartment in Sarrià, next to the Vil·la Amèlia Gardens

In the heart of Sarrià, one of the most exclusive and quiet neighborhoods of Barcelona, is this spacious and bright apartment for long term rent.

The apartment, furnished, is distributed in three bedrooms, two doubles and one single, adaptable to different family or professional needs. The living room, facing south, overlooks the inner courtyard and is filled with natural light throughout the day, providing a warm, cozy and perfect for relaxation or entertainment.

The independent kitchen is equipped with all the necessary appliances for day-to-day living, except for the washing machine. It also has a practical laundry area. The apartment has a full bathroom and a guest toilet, offering functionality and comfort for daily life.

Among its amenities, highlights the air conditioning by splits in all rooms, as well as gas heating through water radiators, ensuring the welfare during all seasons.

Very well connected by public transport and surrounded by services, stores and green areas, this apartment represents a unique opportunity for those looking to live in one of the most sought-after areas of the city, enjoying tranquility without giving up the urban advantages.

It is reported that there are objects and furniture belonging to the current tenant in the photographs and that the furniture that will be part of the inventory will be informed during the visits.

It is hereby stated that the contractual rent offered 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 reported

that:

1- The property that is the object of this lease offer is located in an area of "stressed residential market." 2.

2-That the lessor is NOT a Large Holder.

3-That the reference index for rental prices published by the Ministry of Housing establishes a maximum rental price for the rented property of 1,420.69 euros per month, according to the attached certificate, plus, if applicable, the repercussion of IBI (Property Tax).

4- That the offered price of 1.609,00€ does not exceed the updated rent of the previous rental contract that has been in force since August 4, 2021 and includes the repercussion of the IBI. The community expenses are not passed on and are to be paid by the lessor

## Data sheet

### Distribution

- Surface 90m2
- 3 rooms
- 2 baths
- Furnished
- Good condition

### Characteristics

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

### 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/@41.3945,2.12514,16z?hl=en>

### Link:

<https://www.gloverbarcelona.com/en/properties/barcelona-sarria-sant-gervasi-piso-luminoso-sarria-junto-los-jardines-villa-amelia-795>







