



REF: GVAC6

## Magnificent 4 bedroom apartment with balcony and terrace in Sarrià-Sant Gervasi

Barcelona, Sarrià - sant gervasi

We are pleased to present this beautiful second floor apartment with balcony and terrace for rent located in Sarrià-Sant Gervasi. It is an apartment of 143 m2, with 4 bedrooms and 2 bathrooms. Of the bedrooms, 2 are doubles, 1 is a suite and 1 is a multipurpose double.

It has a bright and large living room with access to a balcony with beautiful views of the gardens of Can Castelló. It also has a large eat-in kitchen with a utility room. From the kitchen or the service entrance we can access the multipurpose interior room, it is a double room with fitted closets and storage lofts. In the corridor area we find 3 closets for storage. The two double bedrooms are large and bright, one overlooks the terrace overlooking the inner courtyard and the other room has direct access through a large window. Both bedrooms share a large bathroom with shower completely renovated. Large bedroom en suite with many closets, access to the terrace and bathroom with bathtub.

In the price is included 1 parking space for a medium size car. The parking is in the same building but the elevator does not go down to the parking.

The neighborhood is unbeatable, as it is located in a quiet place, but at the same time very well connected with all kinds of public transport, 2 min walk from the Muntaner Station of the Railways of the Generalitat de Catalunya. It also has all kinds of stores, parks, hospitals, schools and leisure areas.

Se hace constar que la renta contractual ofertada se ha calculado de conformidad con lo previsto en el art. 17, apartados 6 y 7 de la LAU, modificados por la Ley 12/2023 de 24 de mayo por el Derecho a la Vivienda. Se

informa que:

1.- La vivienda objeto de esta oferta de arrendamiento se encuentra ubicada en una zona de “mercado residencial tensionado”

2.- Que la parte arrendadora ES Gran Tenedor

3.- Que el índice de referencia a los precios de alquiler publicados por el Ministerio de la Vivienda marca un precio máximo de alquiler por la vivienda arrendada en importe de 2.338,13 euros mensuales según certificado, más en su caso la repercusión de IBI y gastos comunidad.

4.- Que el precio ofertado de 2.473,74 no supera la renta actualizada (2.461€) del último contrato de alquiler que ha estado vigente de fecha 9 de agosto de 2022 más el importe del IBI (135,61€ mes), no aplicándose a este contrato, al igual que el anterior, los gastos de Comunidad

## Data sheet

### Distribution

- Surface 143m2
- 4 rooms
- 2 baths
- Terrace 24m2
- Good condition

### Characteristics

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

### Additional Data

- Lift
- Community expenses: 100 €/Monthly
- IBI expenses: 176,47 €/Monthly

## 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/@41.3991,2.1406,16z?hl=en>

### Link:

<https://www.gloverbarcelona.com/en/properties/barcelona-sarria-sant-gervasi-magnificent-4-bedroom-apartment-balcony-and-terrace-sarria-sant-gervasi-797>









