



REF: GVAP26612

Fantastic apartment for rent with 4 bedrooms and 2 bathrooms, newly renovated, two minutes from La Pedrera and Paseo de Gracia.

Barcelona, Eixample

Fantastic apartment for rent with 4 bedrooms and 2 bathrooms, newly renovated, two minutes from La Pedrera and Paseo de Gracia.

We are pleased to present this fantastic apartment of 164 m2 built, 4 bedrooms, 2 bathrooms, in one of the most emblematic areas of Barcelona.

It has a spacious and bright living room with access to a balcony of 1,15m2. Fully equipped kitchen. 2 double bedrooms with dressing room and overlooking a bright courtyard typical of l'Eixample. These rooms also have fitted closets and a common area that you can use as a play area, study or a versatile space according to your needs. It has 2 large bathrooms and a water area. The heating is gas and the air conditioning is by splits. The ceilings are high and the interior and exterior carpentry of wood, with double glazing, providing thermal and acoustic insulation.

In addition, it is a Finca Regia with concierge service and its location is unbeatable and is perfectly connected to public transport, stores and services.

If you want to have the privilege of premiering this exceptional home, do not hesitate to contact us by calling 681162903 or sending a WhatsApp. You can also follow us on Instagram (glover_barcelona) to keep up with our latest news. This is your opportunity to live in the heart of Barcelona, in a home that combines luxury and comfort in a unique historical environment. Do not miss it!

It is stated that the published rent has been calculated in accordance with the provisions of Article 17, sections

6 and 7 of the LAU, as amended by Law 12/2023 of May 24 on the Right to Housing. It is noted that:

- 1.- The rental property is located in a “stressed residential market area.”
- 2.- The landlord is classified as a Large Property Holder.
- 3.- The rental price reference index published by the Ministry of Housing does not set a maximum rental price.
- 4.- The offered price of €3,107.55 does not exceed the updated rent of the previous contract dated 31/10/2023 and includes community fees and property tax (IBI), which were already passed on in the previous contract.

If you want to be the lucky one to enjoy this unique gem in one of Barcelona’s most authentic neighborhoods, call us or send us a WhatsApp message at 681162903.

Data sheet

Distribution

- Surface 164m2
- 4 rooms
- 2 baths
- Terrace 1m2
- Refurbished

Characteristics

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

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/@41.3931,2.1595,16z?hl=en>

Link:
<https://www.gloverbarcelona.com/en/properties/barcelona-eixample-fantastic-apartment-rent-4-bedrooms-and-2-bathrooms-newly-renovated-two-minutes-la-pedrer-a-and-paseo-gracia-789>









