



REF: GVAPC16812B

## Fantastic newly refurbished apartment with 2 bedrooms and 2 bathrooms next to La Pedrera

Barcelona, Eixample

Fantastic 2-Bedroom, 2-Bathroom Apartment Next to La Pedrera

Glover Barcelona Real Estate presents this exclusive 107 m<sup>2</sup> apartment with 2 bedrooms and 2 bathrooms, located in an elegant finca regia (historic building) refurbished in 2000, featuring an elevator and concierge service.

The property stands out for its impeccable finishes, spacious rooms, and a spectacular floor-to-ceiling window that fills every space with natural light.

Upon entering, you'll find a double bedroom and a full bathroom with a shower and glass screen. Next comes a spacious, independent kitchen equipped with Bosch appliances.

The bright living-dining room, with large windows, offers views of a quiet, green courtyard typical of the Eixample district, creating a serene atmosphere in the very heart of the city. From here you access the main suite, which includes an elegant walk-in closet with built-in wardrobes and a private bathroom with a bathtub.

Quality details include parquet flooring, radiator heating, ducted air conditioning, as well as wooden interior joinery and aluminum exterior frames.

Its location is unbeatable: just steps from Passeig de Gràcia and Rambla Catalunya, in one of Barcelona's most exclusive and well-connected areas, with access to FGC trains, metro, mainline trains, and buses.

If you would like the opportunity to live in this apartment, call us or send a WhatsApp to +34 681 162 903. To stay updated with our latest listings, follow us on Instagram (glover\_barcelona).

Please note that the offered rental price has been calculated in accordance with Article 17, sections 6 and 7 of the Spanish Urban Leasing Law (LAU), as amended by Law 12/2023 of May 24 on the Right to Housing. It is further stated that:

The property offered for lease is located in a designated “stressed residential market area.”

The landlord is classified as a Large Property Holder (Gran Tenedor).

The rental price reference index published by the Ministry of Housing sets a maximum rent for the property of €1.669.83 per month according to the attached certificate, plus, where applicable, an IBI (property tax) surcharge of €109.83.

The offered rent does not exceed the updated rent of the most recent lease in force (€1,866.60), and, as with the previous contract, community expenses are not passed on to the tenant.

## Data sheet

### Distribution

- Surface 107m2
- 2 rooms
- 2 baths
- Terrace 6m2
- Good condition

### Characteristics

- Air conditioning
- Heating
- 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/@41.3954,2.1639,16z?hl=en>

#### Link:

<https://www.gloverbarcelona.com/en/properties/barcelona-eixample-fantastic-newly-refurbished-apartment-2-bedrooms-and-2-bathrooms-next-la-pedrer-820>









