



REF: GVAA17E1

## Magnificent 3-bedroom, 2-bathroom property in Sant Gervasi - Galvany

Barcelona, Sarrià - sant gervasi

2.106€/month

Glover Barcelona is pleased to present this magnificent property located in one of the city's most sought-after areas.

The property has 119 built sqm, distributed in a comfortable and functional layout. It features 3 bedrooms, 2 full bathrooms, and 1 guest toilet. The daytime area offers a spacious and bright living-dining room with an open-plan kitchen, fully equipped with appliances. Large windows provide excellent natural light throughout the day.

The night area comprises three bedrooms, two of which are en suite with private bathrooms and built-in wardrobes, ensuring comfort and privacy. The property also includes a practical guest toilet.

Among its features are aluminum exterior carpentry, wooden interior carpentry, parquet flooring, air conditioning, and ducted heating and cooling via heat pump, ensuring year-round comfort.

Located in Sant Gervasi - Galvany, a highly residential area well connected by public transport and surrounded by all kinds of shops and services, just a few steps from the iconic Galvany Market.

Please note that the published rent has been calculated in accordance with 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 hereby stated that:

1.- The rental property is located in a "stressed residential market" area.

2.- The landlord IS a Large Property Owner.

3.- The reference index for rental prices published by the Ministry of Housing sets a maximum rental price of €1,965.79 per month for the rented property, according to the attached certificate, plus, where applicable, property tax (IBI 100,42€ ) and community fees 56,00€.

4.- The offered price of €2,105.64 does not exceed the updated rent of the last rental contract in force (€1,949.22), with the property tax (IBI) and community fees being passed on to the tenant, as in the previous contract.

If you are interested, please call us or send a WhatsApp to +34 681162903. To stay informed about our latest updates, you can follow us on Instagram (glover\_barcelona).

## Data sheet

### Distribution

- Surface 119m2
- 3 rooms
- 3 baths
- Terrace 8m2
- Semi new

### 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/@41.3976,2.14134,16z?hl=en>

#### Link:

<https://www.gloverbarcelona.com/en/properties/barcelona-sarria-sant-gervasi-magnificent-3-bedroom-2-bathroom-property-sant-gervasi-galvany-849>











