



REF: GVAMA21

## **3-bedroom, 2-bathroom apartment with parking space in Sarrià.**

Barcelona, Sarrià - sant gervasi

3-bedroom, 2-bathroom apartment with parking space in Sarrià.

Glover Barcelona is pleased to present this property located on María Auxiliadora Street in Sarrià, one of the most sought-after and peaceful areas of the city.

The property has 91 m<sup>2</sup> of built area, distributed into three bedrooms and two full bathrooms, one with a shower and the other with a bathtub.

It features a bright living-dining room with direct access to a small, very quiet terrace, ideal for enjoying moments of relaxation. The kitchen has just been renovated and has access to a separate utility room.

In addition, there are three bedrooms: one very large double bedroom with built-in wardrobes that optimize storage space, and two single bedrooms without wardrobes. Gas heating with radiators.

The building offers concierge service and one parking space included in the price.

Located in one of the most beautiful areas of Barcelona, the property enjoys a strategic location between the international schools in the upper area and the more central districts, with excellent public transport connections, next to a railway station and the main access roads into and out of Barcelona.

Please note that the published rent 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 hereby stated that:

- 1.- The rented 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 monthly rent of €1,642.99 for the leased property, according to the attached certificate. Property tax (IBI) of €90.25 per month is charged, corresponding to the dwelling and the parking space.
- 4.- The property was the owner's main residence until now.

If you are interested, please call us or send a WhatsApp to +34 681 162 903. To stay up to date with our latest listings, follow us on Instagram (glover\_barcelona).

## Data sheet

### Distribution

- Surface 91m2
- 3 rooms
- 2 baths
- Parking 1 place
- Good condition

### Characteristics

- Heating
- Balcony
- 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/@41.3948,2.12915,16z?hl=en>

### Link:

<https://www.gloverbarcelona.com/en/properties/barcelona-sarria-sant-gervasi-3-bedroom-2-bathroom-apartment-parking-space-sarria-857>







