



REF: GVACU24124

## Cozy 3-bedroom, 2-bathroom home on Comte d'Urgell, very close to Francesc Macià.

Barcelona, Eixample

We are pleased to present this 3-bedroom, 2-bathroom property located on Comte d'Urgell street, very close to Francesc Macià. The property has a built area of 94 m<sup>2</sup>. The apartment is located on the second floor (a real third floor) of a classic period building. It features a lovely living-dining room facing a large interior courtyard, which makes the apartment very quiet. It also has a separate kitchen with a laundry area.

Of the 3 bedrooms, 2 are double bedrooms and one is a small single bedroom, which is the only one with a small built-in wardrobe. The main bedroom has access to a pleasant balcony overlooking a large and bright interior courtyard. The other two bedrooms face the interior courtyard as well. The property also includes two full bathrooms, one with a shower and the other with a bathtub. Finally, there is a small additional room that can be used as storage space.

The flooring is laminated parquet, the heating is gas-powered, and the carpentry is wooden.

The location is excellent, close to shops, restaurants, and very well connected by public transport.

Primary residence contract.

Please note that the offered contractual 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 informed that:

- 1.- The property offered for rent is located in a “stressed residential market area”.
- 2.- The landlord IS a large property holder.
- 3.- The rental price reference index published by the Ministry of Housing sets a maximum rent for this property of €1,284.23 per month according to the attached certificate, plus, where applicable, property tax (IBI) and community fees.
- 4.- The rent of the last lease agreement in force was €1,378.46, plus property tax (IBI) and community fees. Amount of the last receipt: €1,485.99.
- 5.- The breakdown of the monthly amount of the new lease agreement will be as follows: rent €1,284.23, community fees €43.86, and property tax (IBI) €70.83. Total amount: €1,398.92.

If you would like to have the privilege of living in this property, call us or send a WhatsApp message to +34 681162903. To stay updated with our latest listings, you can also follow us on Instagram (glover\_barcelona).

## Data sheet

### Distribution

- Surface 94m2
- 3 rooms
- 2 baths
- Good condition

### Characteristics

- Heating
- Balcony
- Energy rating: F

### 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/@41.3909,2.14665,16z?hl=en>

### Link:

<https://www.gloverbarcelona.com/en/properties/barcelona-eixample-cozy-3-bedroom-2-bathroom-home-comte-durgell-very-close-francesc-macia-863>





