



REF: GVARGM132592

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Barcelona, Sarrià - sant gervasi

2.102€/month

Bright 2-bedroom, 2-bathroom apartment, fully renovated two years ago.

Located on a high floor, the property offers 80 m² of built interior space according to the Land Registry and a usable area of 73.08 m² in accordance with the current occupancy certificate.

The apartment features a spacious and bright living-dining room with large windows and direct access to the terrace. It includes 2 bedrooms and 2 full bathrooms. One of the bedrooms is an en-suite with a private bathroom, while the other is a large double bedroom; both have built-in wardrobes. Both bathrooms are fitted with showers.

The kitchen, fully integrated into the living space, stands out for its modern central island and comes fully equipped with appliances. In addition, the property includes a practical laundry area with washer-dryer and drying rack.

Designed with modern needs in mind, the architect has created a functional study/work area, ideal for remote working or as a versatile multipurpose space.

The floors are parquet, and the apartment is equipped with ducted air conditioning with both heating and cooling systems.

The location is unbeatable, surrounded by a wide range of shops, restaurants, and excellent public transport

connections.

Pets are not allowed. Parking available in a neighbouring building, not included in the price.

Long-term rental

CHB064XXXXXX001 valid until 22/11/2038

CEE KRDXXXF5D valid until 22/12/2033 — Energy Consumption E144 Emissions E26

Agency fees are paid by the landlord

Please note that the published rent has been calculated in accordance with Article 17, sections 6 and 7 of the Spanish Urban Lease Act (LAU), as amended by Law 12/2023 of 24 May on the Right to Housing. Please be informed that:

- 1.- The property offered for rent is located in a “stressed residential market” area.
- 2.- The landlord is NOT considered a Large Property Owner.
- 3.- The rental price reference index published by the Ministry of Housing sets a maximum rental price of €1,401.93.
- 4.- The advertised price of €2,102.25 is the sum of the latest rental payment under the previous lease agreement dated 19 January 2024 (€1,923.98), plus property tax charges (IBI) (€72.27) and monthly community fees (€106.00), which were already charged under the previous contract.

If you are looking for the opportunity to live in a unique property in Barcelona, do not hesitate to contact us. You can do so via WhatsApp at 681162903 or by calling us directly for more information about this exceptional property. Don't miss the opportunity to make this apartment your personalised home in one of Barcelona's most exciting areas.

Data sheet

Distribution

- Surface 80m2
- 2 rooms
- 2 baths
- Refurbished

Characteristics

- Air conditioning
- Heating
- Balcony
- All exterior
- 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/@41.4029,2.13843,16z?hl=en>

Link:

<https://www.gloverbarcelona.com/en/properties/barcelona-sarria-sant-gervasi-872>







