



REF: GVAP26622

## **Fantastic apartment with 3 bedrooms and 2 bathrooms two minutes from La Pedrera and Paseo de Gracia.**

Barcelona, Eixample

Fantastic 3-Bedroom, 2-Bathroom Apartment, Fully Renovated 4 Years Ago, Just Two Minutes from La Pedrera and Passeig de Gràcia.

We are delighted to present this stunning 155 m<sup>2</sup> property, featuring 3 bedrooms and 2 bathrooms, located in one of the most iconic areas of Barcelona.

It offers a spacious and bright living-dining room and a fully equipped kitchen. There are 2 double bedrooms with access to a beautiful gallery overlooking a bright courtyard, typical of the Eixample district. These bedrooms also come with built-in wardrobes and a shared area that can be used as a playroom, study, or a versatile space according to your needs.

The property includes 2 large full bathrooms and a laundry area. Heating is by gas and air conditioning is provided through split units. The ceilings are high, and the interior and exterior woodwork with double glazing ensures excellent thermal and acoustic insulation.

Additionally, the property is located in a Finca Regia with concierge service. It boasts an unbeatable location, perfectly connected to public transport, shops, and services.

If you want the privilege of moving into this exceptional home, don't hesitate to contact us at 681162903 or send us a WhatsApp message. You can also follow us on Instagram (glover\_barcelona) to stay up to date with our latest listings. This is your opportunity to live in the heart of Barcelona, in a property that combines luxury and comfort in a unique historic setting. Don't miss out!

Please note that the agreed rental price 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. The tenant is hereby informed that:

The rented property is located in a "stressed residential market area."

The landlord qualifies as a large property owner.

The rental price reference index published by the Ministry of Housing does not set a maximum rental price for the property. The property has been rented previously under a contract dated November 17, 2023, whose updated rent according to IRAV does not exceed the requested rent. Community fees and property tax (IBI) are included in the rental price, as applied in the previous contract

## Data sheet

### Distribution

- Surface 155m2
- 3 rooms
- 2 baths
- Refurbished

### Characteristics

- Air conditioning
- Heating
- Storage room
- 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/@41.3931,2.1595,16z?hl=en>

#### Link:

<https://www.gloverbarcelona.com/en/properties/barcelona-eixample-fantastic-apartment-3-bedrooms-and-2-bathrooms-two-minutes-la-pedrera-and-paseo-gracia-819>







