

REF: GVASM19

Vivienda de 4 habitaciones y 2 baños en Sant Gervasi

Barcelona, Sarrià - sant gervasi

Property located in one of the most sought-after areas of Sant Gervasi.

The apartment offers a built area of 122 m² and a usable living area of 100.13 m², featuring 4 bedrooms, 2 double, 1 individual and 1 study, all benefiting from an excellent layout.

The spacious and bright living-dining room, with parquet flooring, provides direct access to a 10 m² terrace, ideal for enjoying outdoor living.

The fully renovated and equipped kitchen features a contemporary design with ample storage capacity, as well as a practical separate utility/laundry area.

The sleeping area comprises spacious and comfortable bedrooms with built-in wardrobes, ensuring excellent storage space. One of the bathrooms has been refurbished, creating a functional and elegant environment.

The property is equipped with ducted air conditioning (hot and cold) and a water heater for domestic hot water.

The apartment is situated in a well-established building in a prime location, allowing residents to enjoy all the services, shops, schools, green spaces, and excellent transport connections that characterize the Sant Gervasi neighborhood.

Please note that the contractual rent offered has been calculated in accordance with Article 17, sections 6 and 7 of the Urban Lease Act (LAU), as amended by Law 12/2023 of 24 May on the Right to Housing. The following information is provided:

1. The property offered for rent is located within a designated “stressed residential market area”.

2. The landlord is NOT considered a Large Property Holder (Gran Tenedor).

3. According to the rental reference index published by the Ministry of Housing, the maximum rental price for this property is €2,079.69 per month, as certified in the accompanying documentation. In addition, Property Tax (IBI) of €107.77 and Community Fees of €61.72 are applicable to this tenancy agreement.

4. The property has not been previously rented.

CHB068XXXXXX01 valid until 05/11/2040.

Energy Performance Certificate (EPC): 51SXXXXB, valid until 31/10/2035.

Energy Consumption Rating: E (149 kWh/m²/year)

CO_2 Emissions Rating: E (30 kg CO_2/m²/year)

Agency fees are payable by the landlord.

A unique opportunity for those seeking a home in a prime location, surrounded by prestigious national and international schools, leading medical centers, exclusive shopping areas, and excellent transport links. A quiet and secure residential environment that combines the tranquility of a neighborhood setting with close proximity to the city center.

If you are interested, please call us or send a WhatsApp message to +34 681 162 903.

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Data sheet

Distribution
- Surface 122m2
- 4 rooms
- 2 baths
- Good condition

Characteristics
- Air conditioning
- Heating
- Energy rating: E

Additional Data
- Community expenses: 61,72 €/Monthly
- IBI expenses: 107,77 €/Monthly

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,

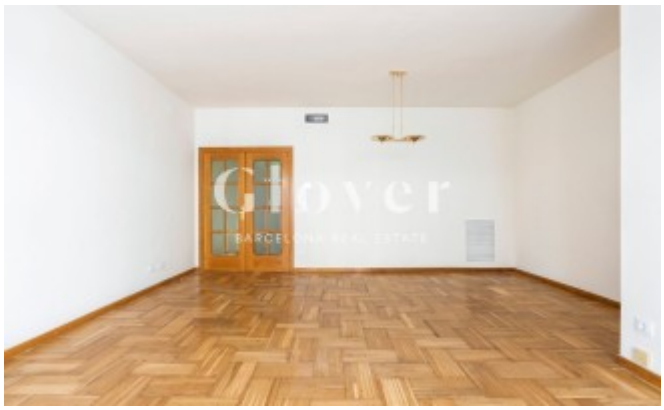
unintentional omissions, price changes and / or withdrawal from the market without prior notice. The taxes corresponding to the rent, in particular the ITP are also at the expense of the lessee. Other particular conditions, such as duration, bond, guarantees, consumptions / supplies or community expenses when they exist, will be agreed and specified in each specific case.

Map:
https://www.google.com/maps/@41.4039,2.13769,16z?hl=en
Link:
https://www.gloverbarcelona.com/en/properties/barcelona-sarria-sant-gervasi-vivienda-situada-una-las-zonas-mas-demandadas-sant-gervasi-874



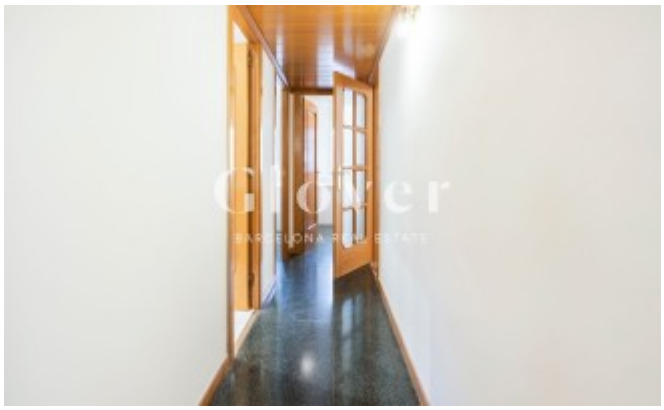




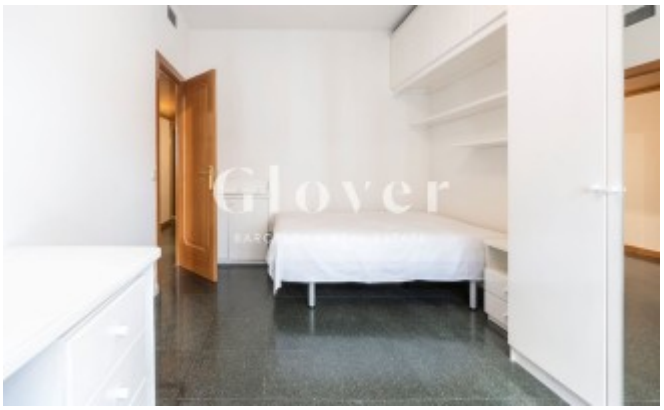


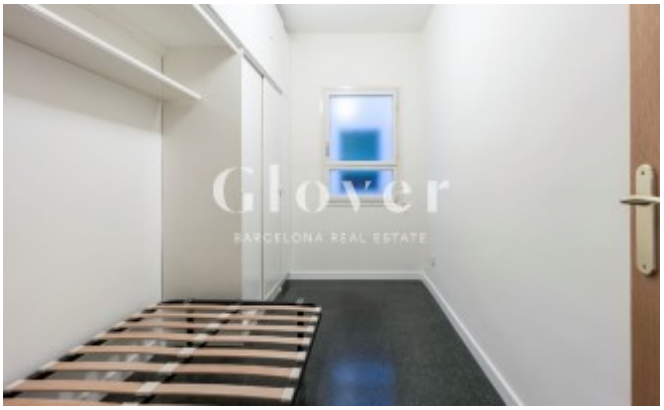


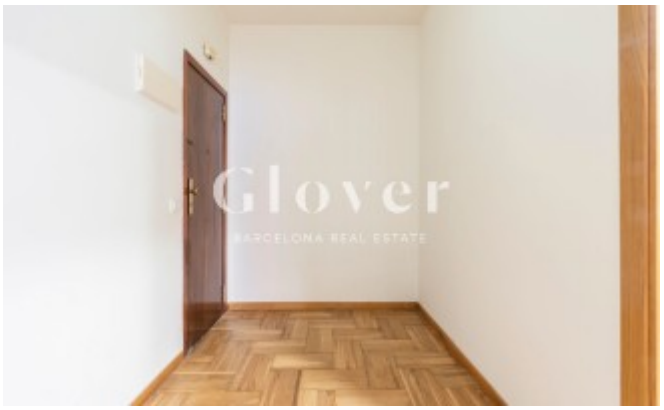
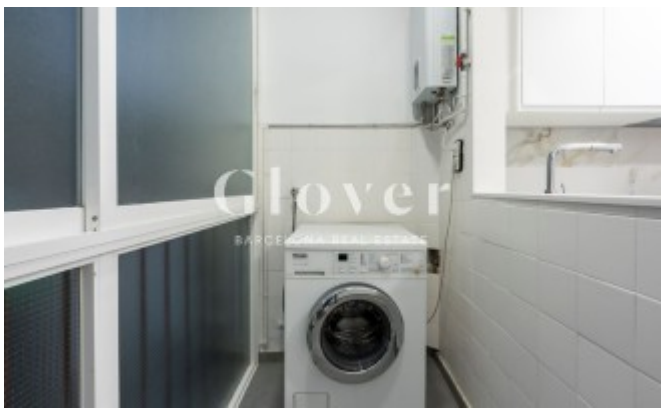



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