



REF: GVAA28

## Exclusiva y luminosa vivienda de 220 m<sup>2</sup> con 4 habitaciones. Esta vivi

Barcelona, Sarrià - sant gervasi

4.739€/month

**\*\*Exclusive and Bright 220 m<sup>2</sup> Residence with 4 Bedrooms\*\***

This unique property is located in the highly sought-after neighborhood of La Bonanova, next to Sarrià. The apartment was completely renovated a few years ago and occupies the top floor of the building.

The layout is divided into two distinct areas. The day area features a 50 m<sup>2</sup> living and dining room with a decorative fireplace and direct access to a 20 m<sup>2</sup> southwest-facing terrace offering stunning sea and mountain views. The spacious open-plan kitchen is tastefully integrated into the dining area. There is also a laundry room, a staff bedroom with a full bathroom, and a separate service entrance.

The night area comprises four double bedrooms with built-in wardrobes, one of which is a master suite. There are also two bathrooms, one with a bathtub and the other with a shower. The generous room sizes and exceptional natural light, enhanced by the apartment's elevated position, give this home a truly unique character.

The property includes three parking spaces within the building, one of which is equipped for an electric vehicle. The building also offers concierge service.

Ideally located close to schools, public transportation, shops, and playgrounds, this residence allows you to

enjoy peace and tranquility while living in the heart of the city.

Please note that the advertised rent 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 May 24 on the Right to Housing. We hereby inform you that:

1. The property for rent is located in a designated "stressed residential market area."
2. The landlord is **not** considered a Large Property Holder (Gran Tenedor).
3. The rental price reference index published by the Ministry of Housing does not establish a maximum rental price for this property.
4. The advertised rental price of **€4,738.60** consists of the updated rent from the previous lease agreement dated October 2, 2020 (€4,466.50), plus the monthly property tax (IBI) allocation (€272.10). As in the previous lease agreement, community fees are not charged to the tenant.

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 220m2
- 5 rooms
- 3 baths
- Terrace 23m2
- Parking 3 places
- Good condition
- Sea views

### 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/@41.4001,2.12612,16z?hl=en>

### Link:

<https://www.gloverbarcelona.com/en/properties/barcelona-sarria-sant-gervasi-exclusiva-y-luminosa-vivienda-220-m2-4-habitaciones-esta-vivi-876>







