

REF: GVAV29925

# Maginifica vivienda AMUEBLADA a 2 minutos de Francesc Macià.

Barcelona, Eixample

Magnificent FURNISHED apartment with parking space in the same building, 2 minutes from Francesc Macià.

Contract type: TEMPORARY RESIDENTIAL LEASE FOR STUDY, WORK OR MEDICAL REASONS. Documentation proving the reason for the temporary stay and permanent address will be required.

The apartment is on the second floor of a building constructed in 2016, with a built area of 67m² according to the land registry and a usable area of 53m². It has an approximately 12m² terrace accessible from the living room, south-facing.

It features a bright and welcoming open-plan living/dining room with a fully equipped kitchen with all appliances, 2 bedrooms — one double and one single, both exterior-facing. The two bedrooms share a bathroom with shower. Utility cupboard for washer and dryer.

Individual gas heating via radiators, ducted air conditioning, video intercom. Parquet flooring and aluminium window frames.

The apartment is rented fully furnished. The price includes a large parking space with direct access from the building.

Excellent location with great bus connections and all types of public transport, 5 minutes'' walk from Plaça Francesc Macià, surrounded by shops, services and restaurants.

It is hereby stated that, in application of Law 11/2025 of 29 December on housing and urban planning measures, the agreed rent has been calculated in accordance with Article 17, paragraphs 6 and 7 of the LAU, as amended by Law 12/2023 of 24 May on the right to housing:

1. The property is located in a tensioned residential market area.

2. The landlord IS A LARGE PROPERTY HOLDER.

3. The property has not been rented as a primary residence in the last five years. All previous contracts were temporary leases and did not meet the permanent housing needs of prior tenants.

4. The reference rental price index published by the Ministry of Housing sets a maximum monthly rent of €1,227.02, plus where applicable the monthly IBI (property tax) charge (€63.35 for the apartment and €6.77 for the parking space) and monthly community fees (€30 for the apartment and €10 for the parking space).

If you''d like to be the lucky tenants of this bright apartment next to the Clínic Hospital park and the Ninot market, don''t hesitate to contact us by calling or sending a WhatsApp to 681162903.

## Data sheet

### Distribution
- Surface 77m2
- 2 rooms
- 1 bath
- Furnished
- Parking 1 place
- Good condition

### Characteristics
- Air conditioning
- Heating
- All exterior
- Energy rating: B

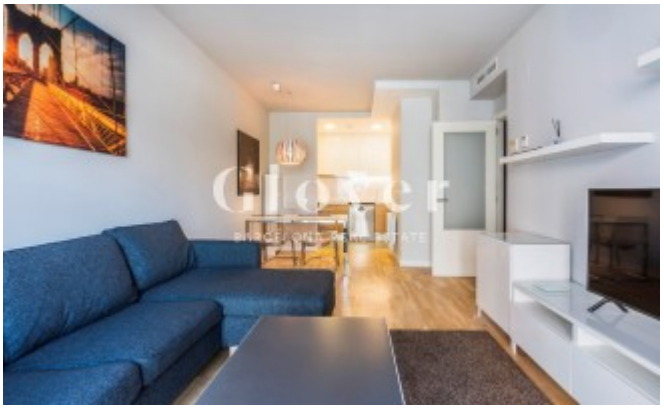
### Additional Data
- Lift

### 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/@41.3886,2.145,16z?hl=en
**Link**:
https://www.gloverbarcelona.com/en/properties/barcelona-eixample-maginifica-vivienda-amueblada-2-minutos-francesc-macia-881





















info@gloverbarcelona.com
+34 681 162 903
Provença 249, 1-1, 08008 Barcelona

API: 3241 / 3261
Agents AICat: 5566 / 5783











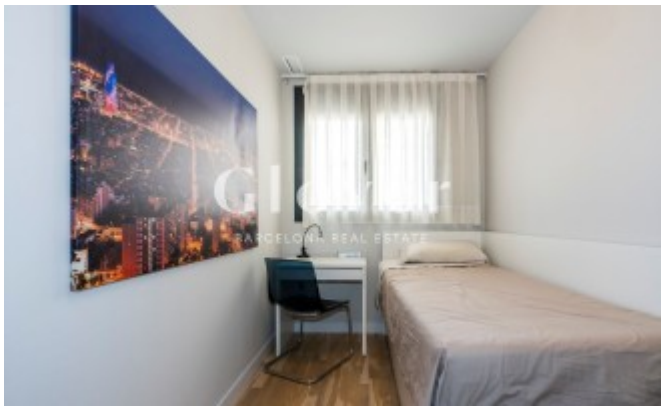






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