

REF: GVAP28221T

Magnificent FURNISHED apartment with views of La Pedrera.

Barcelona, Eixample

Magnificent FURNISHED apartment with views of La Pedrera.

Contract type: TEMPORARY RESIDENTIAL LEASE FOR STUDY, WORK OR MEDICAL REASONS. Proof of the temporary reason and the tenant’s primary residence will be required.

The property is located on the second floor of a building constructed in 2005 and has a built area of 107 sqm.

Upon entering the apartment, a hallway leads to all areas of the property. The first space is a spacious and welcoming living-dining room with views of La Pedrera, along with a fully equipped kitchen featuring high-end appliances.

The property offers 3 bedrooms: an exterior master suite with an en-suite bathroom with shower, one double bedroom, and one single interior bedroom with a desk. The latter two bedrooms share a second bathroom with shower. All rooms feature built-in wardrobes, as does the hallway.

The apartment is equipped with individual gas radiator heating, ducted air conditioning, and a video intercom system. The flooring is parquet and the window frames are aluminum.

The property is rented fully furnished and equipped, including household textiles. The rental price includes one parking space with direct access to the garage and a storage room.

The location is excellent, in an exclusive area next to Passeig de Gràcia and Rambla de Catalunya. Surrounded by luxury boutiques, shops, services, restaurants, and cafés. It benefits from excellent public transport connections, including RENFE railway station, Catalan Government Railways (FGC), buses, metro, and the Barcelona Tourist Bus.

Please note that the lease agreement will be for USE OTHER THAN A PRIMARY RESIDENCE.

In accordance with Law 11/2025 of 29 December on housing and urban planning measures, the agreed rent has been calculated in compliance 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 property is located in a designated stressed residential market area.

The landlord IS NOT A LARGE PROPERTY OWNER.

The property has not been leased as a primary residence during the last five years. All previous lease agreements entered into for the property were temporary leases and did not serve as the tenants' permanent housing.

The Rental Reference Index published by the Ministry of Housing establishes a maximum monthly rent of €1,950.12 for this property, including the parking space and storage room, according to the attached certificate, plus, where applicable, the monthly property tax allocation (IBI) (€139.98 for the apartment, €11.25 for the parking space and €3.54 for the storage room) and monthly community fees (€146.00 for the apartment, €22.50 for the parking space and €7.00 for the storage room).

The agency fee is payable by the tenant and amounts to 10% of one year's rent plus VAT, or 10% of the total lease value for rental periods shorter than one year.

If you would like to be among the privileged few to rent this bright apartment do not hesitate to contact us by phone or WhatsApp at +34 681 162 903.

Data sheet

Distribution
- Surface 107m2
- 3 rooms
- 2 baths
- Furnished
- Parking 1 place
- Good condition

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/@41.3939,2.16093,16z?hl=en
Link:
https://www.gloverbarcelona.com/en/properties/barcelona-eixample-magnificent-furnished-apartment-views-la-pedrera-883

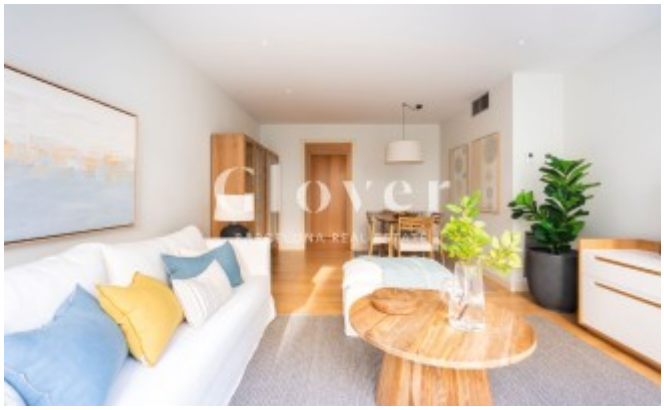








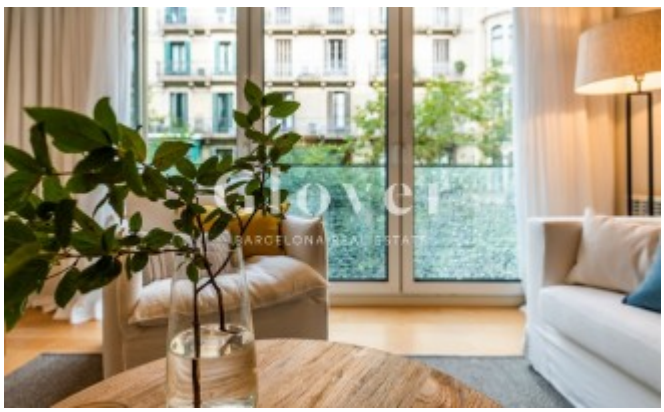






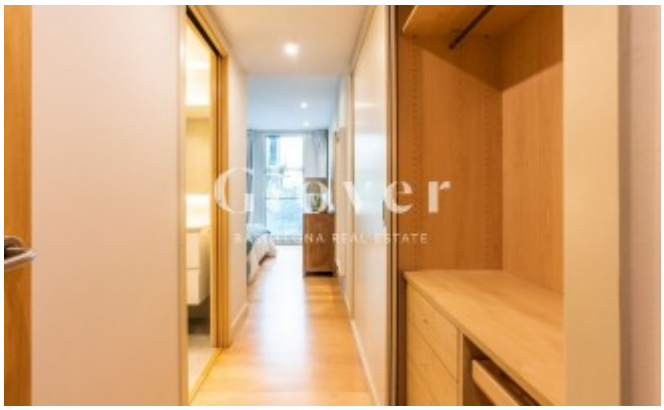






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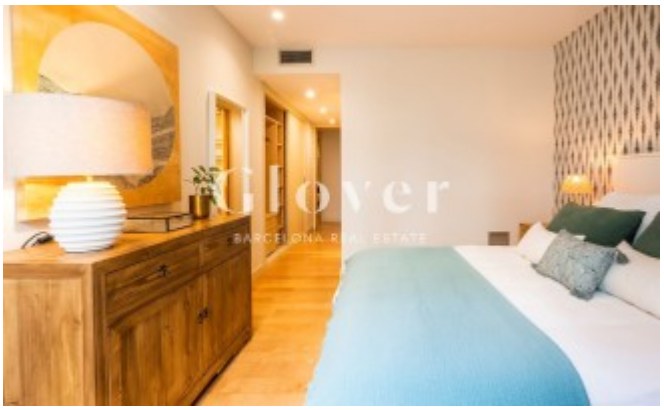










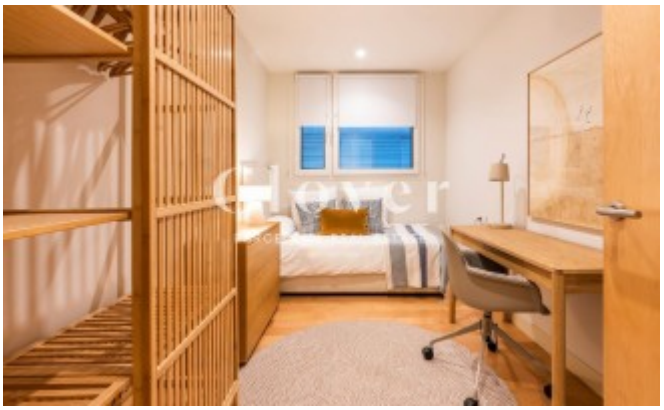


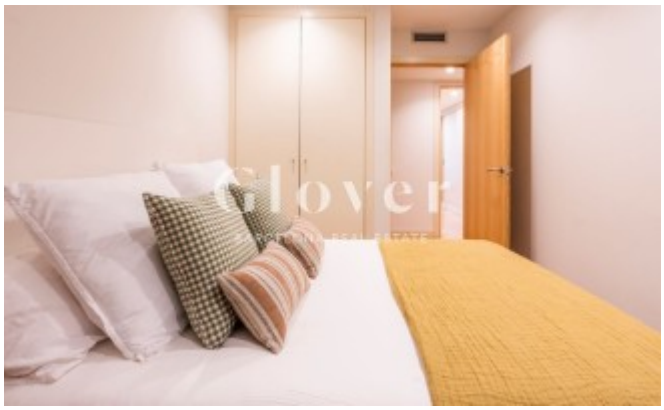


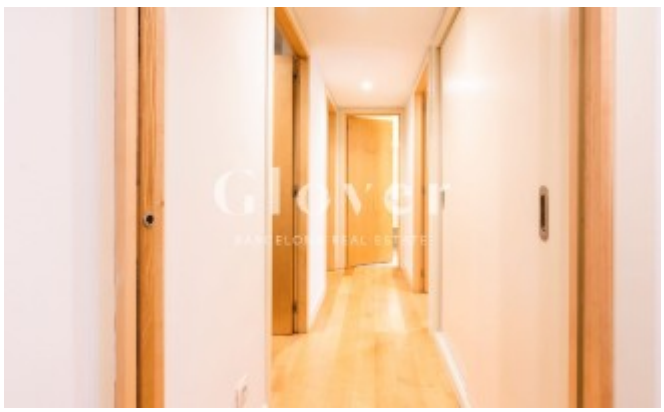


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