



REF: GVAP10

## Exclusive three-sided semi-detached home with a large private garden, terraces and sea views

Barcelona, Les corts

5.181€/month

Spectacular three-sided semi-detached home with a large private garden in an exclusive residential complex.

The property, with 321 m<sup>2</sup> of built area and 241 m<sup>2</sup> of usable living space, is distributed across three levels.

The ground floor features a spacious three-area living and dining room with direct access to a large south-facing private garden and terrace. The fully fitted kitchen with breakfast area also opens onto the garden. There is a generous utility/laundry room with drying area, a full bathroom, and a storage room beneath the staircase.

The first floor comprises four spacious double bedrooms, all exterior and fitted with built-in wardrobes. Three of the bedrooms share two full bathrooms, while the principal bedroom enjoys an en-suite bathroom and a walk-in wardrobe.

The second floor offers a versatile 35 m<sup>2</sup> room, ideal as a home office, playroom or additional bedroom, complete with a full bathroom and access to a second terrace/solarium boasting beautiful sea and mountain views.

Additional features include aluminium window frames with Climalit double glazing, electric shutters in the living room, traditional Catalan ceramic flooring, natural gas central heating, a combination boiler with an additional hot water storage tank, and air conditioning on the second floor only.

The property also benefits from a private underground garage with space for two cars and a large storage room.

Available immediately. Pets are not permitted.

The published rent has been calculated in accordance with Article 17, Sections 6 and 7 of Spain's Urban Lease Act (LAU), as amended by Housing Law 12/2023 of 24 May.

Please note that:

The property is located in a designated stressed residential market area.

The landlord is not classified as a Large Property Owner (Gran Tenedor).

The official Rental Reference Index published by the Spanish Ministry of Housing does not establish a maximum rental price for this property.

The advertised rent of €5,181.16 consists of the updated rent under the previous tenancy agreement dated 1 February 2019 (€4,776.47) plus the monthly allocation of the local property tax (IBI) (€404.69). As with the previous tenancy agreement, community charges are not passed on to the tenant.

CHB057XXXXXX01 valid until 11/11/2031.

Energy Performance Certificate (EPC): 11DXXXL5, valid until 07/11/2026. Energy Consumption: D23. Emissions: D104.

Agency fees are payable by the landlord.

A unique opportunity for those seeking an exceptional home in a prime location, surrounded by prestigious national and international schools, leading medical centres, and a peaceful, secure residential environment that combines suburban tranquillity with easy access to Barcelona city centre.

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## Data sheet

### Distribution

- Surface 269m2
- 6 rooms
- 4 baths
- Parking 2 places
- Good condition
- Sea views

### Characteristics

- Air conditioning
- Heating
- All exterior
- Energy rating: D

### Additional Data

## 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/@41.3944,2.11312,16z?hl=en>

**Link:**

<https://www.gloverbarcelona.com/en/properties/barcelona-les-corts-exclusive-three-sided-semi-detached-home-large-private-garden-terraces-and-sea-views-884>





