

REF: GVATC350

Luminosa vivienda de 3 habitaciones y pk

Barcelona, Les corts

Bright 3-bedroom apartment plus a study with terrace and parking space for a medium-sized car next to Doctor Ignasi Barraquer Square

We are pleased to present this magnificent apartment located on Travessera de les Corts.

The property offers 121 m² of built area and 89.03 m² of usable living space, according to the current Certificate of Occupancy. It stands out for its excellent layout, spaciousness, and abundant natural light.

The apartment features a spacious entrance hall leading to a bright living and dining room equipped with air conditioning (split unit) and direct access to a pleasant terrace overlooking Travessera de les Corts.

The separate kitchen with dining area is spacious and functional and includes a practical independent laundry area.

The sleeping area comprises four bedrooms, three doubles and one single. Two of the double bedrooms have direct access to the terrace, while the master bedroom is equipped with an air conditioning split unit. The property also offers two full bathrooms, both fitted with walk-in showers.

Heating is provided by a gas boiler.

The rental price includes a parking space in the adjacent building for a medium or small-sized car, a highly

valued feature in this area of the city.

Located in a residential building with concierge service, the property enjoys an excellent setting with all amenities nearby, including shops, schools, green areas, public facilities, and outstanding public transport connections providing quick access to the rest of Barcelona.

Please note that the advertised contractual rent has been calculated in accordance with Article 17, Sections 6 and 7 of the Spanish Urban Leasing Act (LAU), as amended by Law 12/2023 of 24 May on the Right to Housing. We hereby inform you that:

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

The landlord is classified as a Large Property Owner (Gran Tenedor).

The official rental reference index published by the Ministry of Housing establishes a maximum rental price of €1,743.06.

The advertised rental price of €1,997.36 consists of the updated rent under the previous lease agreement dated 12 April 2022 (€1,651.20), the monthly allocation of Property Tax (IBI) (€95.31 for the apartment and €3.70 for the parking space), and the community fees already passed on under the previous lease (€213.82 for the apartment and €33.33 for the parking space).

Certificate of Occupancy No.: CHB064XXXXX01

Energy Performance Certificate (EPC) No.: 1JMXXXXXM5

Energy Rating: Consumption E (135 kWh/m²/year) · Emissions E (28 kg CO_2/m²/year)

Real estate agency fees are paid by the landlord.

For further information or to arrange a viewing, please call us or send us a WhatsApp message on +34 681 162 903.

Data sheet

Distribution
- Surface 121m2
- 3 rooms
- 2 baths
- Parking 1 place
- Good condition

Characteristics
- Air conditioning
- Heating
- Balcony
- All exterior
- Energy rating: E

Additional Data
- Lift

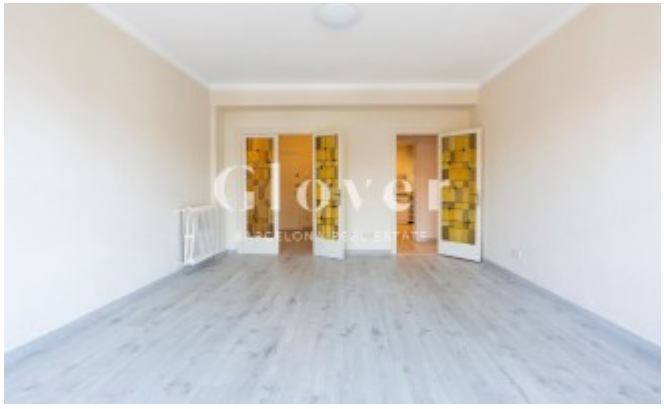
Global terms

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.

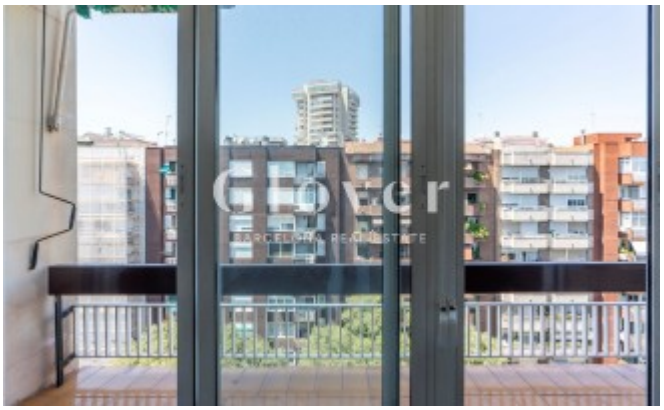
Map:
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Link:
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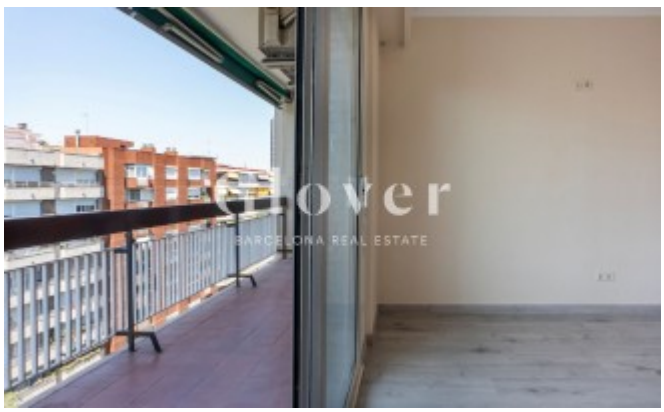
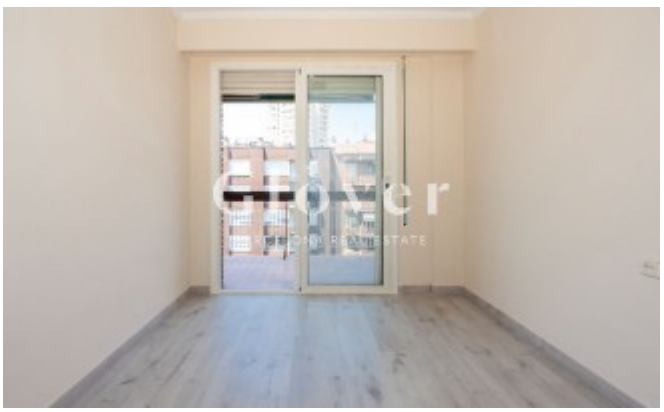






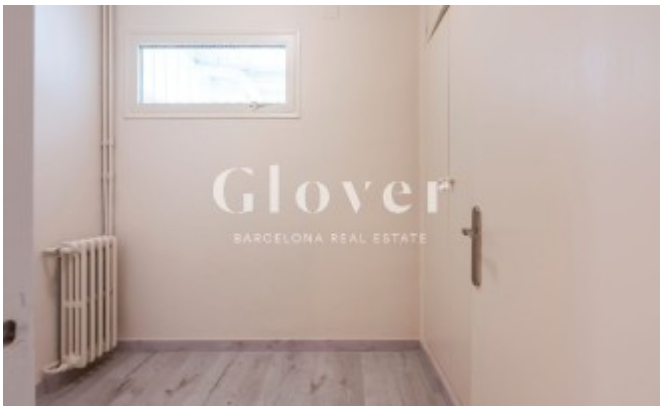




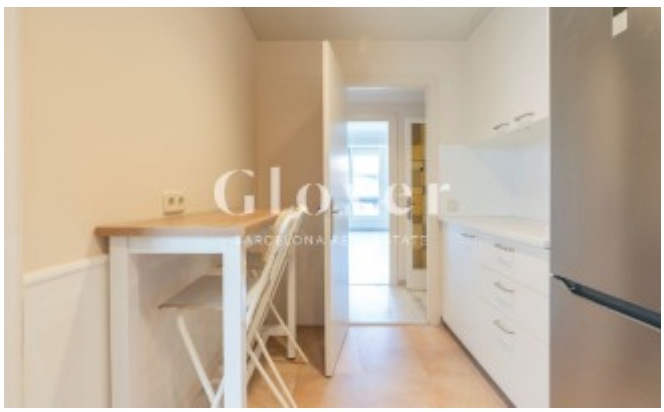




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