REF: GVACU241A1

Bright Penthouse with Terrace near Francesc Macià

Barcelona, Eixample

Bright Penthouse with Terrace near Francesc Macià

We are pleased to present this bright and welcoming penthouse for rent, located just a few steps from Francesc Macià in one of Barcelona's most sought-after locations.

The property offers 59 m² of interior built area and 52.60 m² of usable floor space. Located on the top floor of an elegant period building, it features 2 bedrooms, one of which opens onto the living room through a sliding door and is ideal for use as a home office, as well as 1 full bathroom with a shower.

The open-plan kitchen connects seamlessly with the living and dining area, creating a modern and very pleasant space.

One of the property's main highlights is its spacious and bright terrace of approximately 25 m², overlooking a peaceful inner courtyard, making it the perfect outdoor space to enjoy in the heart of the city.

The penthouse features laminate parquet flooring, a separate utility/laundry area, gas heating, and split air conditioning units in the main bedroom and dining/living area.

Please note that the contractual rent offered has been calculated in accordance with Article 17, sections 6 and 7 of the Spanish Urban Leases Act (LAU), as amended by Law 12/2023 of 24 May on the Right to Housing. The

following information is provided:

1.- The property offered for rent is located in an area designated as a “stressed residential market area”.

2.- The landlord IS classified as a Large Property Holder (Gran Tenedor).

3.- The rental price reference index published by the Spanish Ministry of Housing establishes a maximum rent of €1,139.87.

4.- The offered price of €1,221.05 consists of the maximum rent established by the Ministry of Housing rental price index (€1,139.87), plus the corresponding IBI property tax (€48.98) and community fees (€32.20), which were already charged to the tenant under the previous lease agreement dated 14 July 2022.

Rental as a primary residence.

Valid certificate of occupancy.

Energy Performance Certificate (CEE) 048XXXXX – Consumption G233 – Emissions F47.

Agency/intermediation fees are payable by the landlord.

Data sheet

Distribution
- Surface 59m2
- 2 rooms
- 1 bath
- Good condition

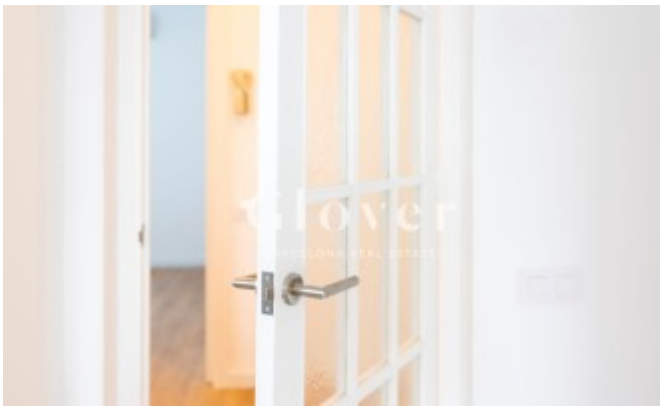
Characteristics
- Air conditioning
- Heating
- Balcony
- All exterior
- Energy rating: F

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/@41.3909,2.14663,16z?hl=en
Link:
https://www.gloverbarcelona.com/en/properties/barcelona-eixample-bright-penthouse-terrace-near-francesc-macia-894



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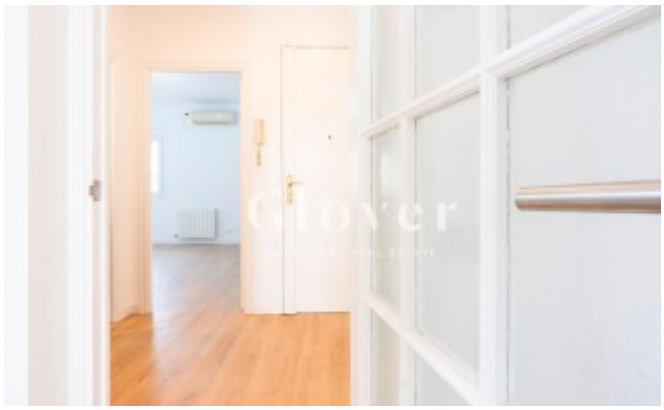

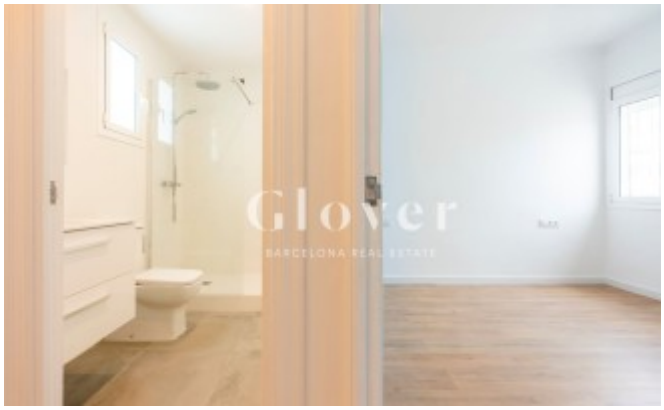

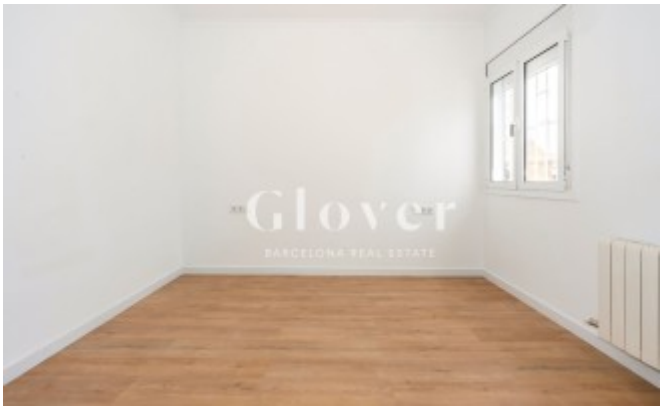

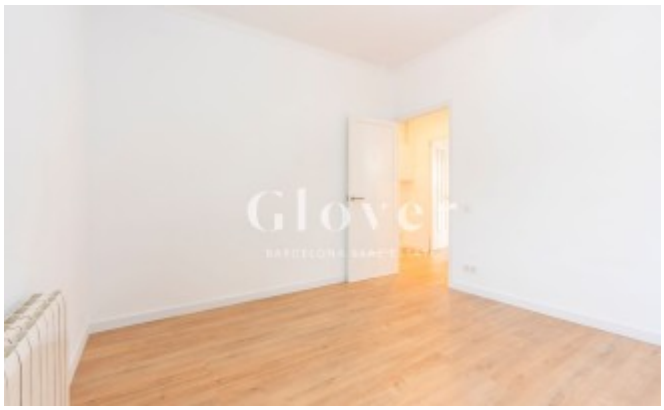

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