


REF: GVAPC168

# Beautiful and impeccable apartment of 3 rooms and 100m2 with two balconies to the street Pau Claris

Barcelona, Eixample

Exclusive 3-bedroom, 2-bathroom apartment, set in an elegant period building in the Eixample, just a two-minute walk from La Pedrera.

Located on the first floor, corresponding to the building's second actual level, the property offers 102 m² of interior built area and 87.34 m² of usable floor space, with a comfortable and functional layout.

The entrance hall leads to a spacious and sunny living-dining room with direct access to a pleasant exterior balcony, providing abundant natural light and an enjoyable connection with the surroundings.

Next to the living-dining room is the main en-suite bedroom, featuring built-in wardrobes and a spacious private bathroom.

The separate eat-in kitchen is fully equipped.

The property also includes two additional bedrooms, one double and one single, which share a second bathroom. Parquet flooring, radiator heating and ducted air conditioning provide year-round comfort.

The location is exceptional, in the heart of the Eixample and just a few steps from Rambla de Catalunya and

Passeig de Gràcia. Surrounded by some of Barcelona's most iconic streets, the area offers a wide variety of shops, restaurants and services, as well as excellent public transport connections via FGC, train, metro and numerous bus routes.

An excellent opportunity to enjoy a comfortable, well-designed home in one of Barcelona's most sought-after and prestigious areas.

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

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

2.- The landlord IS classified as a "Gran Tenedor" (large property owner) under the applicable Spanish housing legislation.

3.- The rental price reference index published by the Spanish Ministry of Housing establishes a maximum rental price of €1,878.75.

4.- That the rent applied (€1,955.74) does not exceed the rent stated in the final receipt under the lease agreement that was in force, dated 14 July 2022 (€1,832.45), with the IBI (Property Tax) (€123.29) being passed on under this agreement, while the Community charges are NOT passed on.

* Rental as a primary residence.

* Valid occupancy certificate.

* Energy Performance Certificate CEE: HXXXXXXGY Consumption C55 Emissions C11.

* Agency/intermediation fees are payable by the landlord.

The total amount offered does not include utilities, which are payable by the tenant. The utility services are currently active, but the account holder and registered name must be changed.

## Data sheet

### Distribution
- Surface 102m2
- 3 rooms
- 2 baths
- Terrace 6m2
- Good condition

### Characteristics
- Air conditioning
- Heating
- Balcony
- All exterior
- Energy rating: C

### 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/@41.3954,2.16402,16z?hl=en
**Link**:
https://www.gloverbarcelona.com/en/properties/barcelona-eixample-beautiful-and-impeccable-apartment-3-rooms-and-100m2-two-balconies-street-pau-claris-897







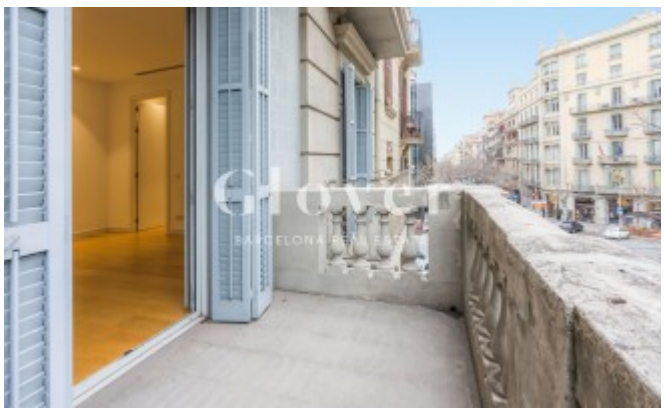











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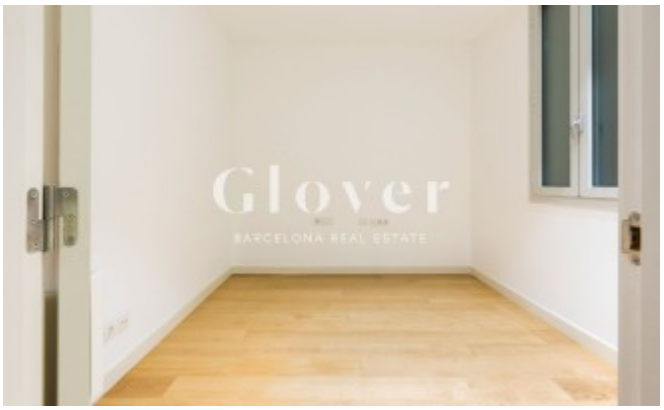












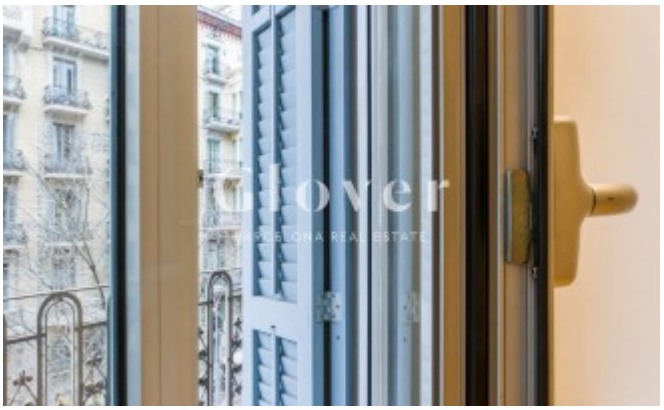





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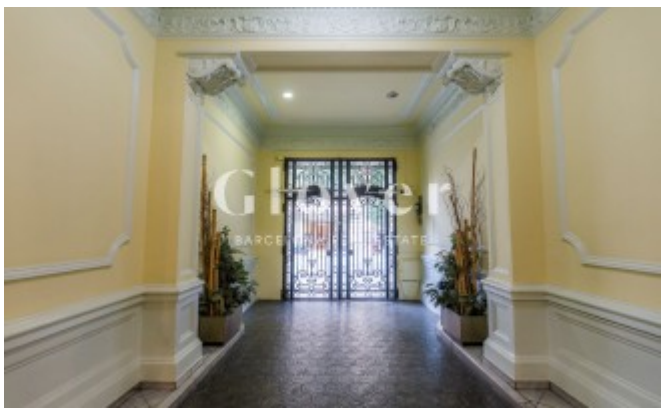












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