



REF: GVAP266

Fantástica vivienda de 3 habitaciones y 2 baños, completamente reformada a tan solo dos minutos de La Pedrera y Passeig de Gràcia

Barcelona, Eixample

3.930€/month

Fantastic, fully renovated 3-bedroom, 2-bathroom apartment featuring original hydraulic tile flooring and contemporary finishes, just two minutes from La Pedrera and Passeig de Gràcia. Long-term residential rental.

We are delighted to present this fantastic property offering 159.20 m² of built area according to the floor plan (155 m² according to the Land Registry/Cadastral) and 149.85 m² of usable floor area. It features 3 bedrooms and 2 bathrooms and is located in one of Barcelona's most iconic areas.

The property boasts a spacious and bright living-dining room with high ceilings, exposed beams and vaulted brickwork, all painted white, as well as a fully equipped eat-in kitchen. The apartment faces the street and enjoys open views of the Modernist façades along Carrer de Provença.

It features 2 double bedrooms, one of which is en suite, with access to a beautiful enclosed gallery (winter terrace) overlooking a bright, typical Eixample courtyard. Both bedrooms have built-in wardrobes and share a common area that can be used as a play area, study or versatile multipurpose space, depending on your needs. In addition, the property has a third double bedroom, a storage room and a laundry room. A washing machine and dryer are not provided.

Both bathrooms are very spacious: one is en suite and accessed directly from the principal bedroom, while the

other serves the remaining 2 bedrooms. The property has gas heating and split-system air conditioning. The windows are double-glazed, providing good thermal and acoustic insulation.

The apartment is located in an elegant period building with concierge service. Its location is exceptional, with excellent public transport connections and surrounded by shops and all kinds of services and amenities.

Legal information

The advertised rent 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 is located in an officially designated stressed residential market area.
- 2.- The landlord qualifies as a large property owner ("gran tenedor").
- 3.- The Spanish Ministry of Housing's national rental price reference index system does not provide a reference value for this property because it has a built area of 155 m² according to the Cadastre. There has been no residential tenancy agreement for this property during the past five years.
- 4.- The total monthly amount (€3,930) comprises the rent (€3,685) plus the tenant's contribution towards community charges (€245).
- 5.- From the second year of the tenancy agreement onwards, the tenant will be responsible for arranging a boiler maintenance contract and must take out civil liability insurance.

A deposit equivalent to 1 month's rent and an additional guarantee equivalent to 2 months' rent are required.

Agency fees are payable by the landlord.

Valid certificate of occupancy.

Energy Performance Certificate No. 7XXXXX0DC. Energy consumption: E (109 kWh/m²/year). Emissions: D (23 kg CO₂/m²/year).

Marketed by: Glover Barcelona Real Estate, S.L. – AICAT 5783 and 5566.

If you would like the privilege of being the first to enjoy this exceptional newly renovated home, call us on 681 162 903 or send us a message via WhatsApp.

This is your opportunity to live in the heart of Barcelona, in a home that combines luxury and comfort in a unique historic setting. Don't miss out!

Data sheet

Distribution

- Surface 159m2
- 3 rooms
- 2 baths
- Refurbished

Characteristics

- Heating
- Storage room
- All exterior
- Energy rating: D

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/@41.3931,2.15966,16z?hl=en>

Link:

<https://www.gloverbarcelona.com/en/properties/barcelona-eixample-fantastica-vivienda-3-habitaciones-y-2-banos-completamente-reformada-tan-solo-dos-minutos-la-pedraera-y-passeig-gracia>







