

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

Fantastic fully renovated 3-bedroom, 2-bathroom apartment, featuring original hydraulic floor tiles and contemporary finishes, just a two-minute walk from La Pedrera and Passeig de Gràcia. Long-term rental for use as a primary residence.

We are delighted to present this fantastic apartment, offering 159.20 m² of built area according to the floor plan (155 m² according to the cadastral records) and 149.85 m² of usable living space. With 3 bedrooms and 2 bathrooms, it is located in one of Barcelona''s most iconic neighbourhoods.

The apartment features a spacious, light-filled living and dining room with high ceilings, exposed beams and traditional vaulted ceiling details, all painted white, as well as a fully equipped eat-in kitchen. The property benefits from an exterior-facing position, offering unobstructed views of the beautiful Modernist façades along Carrer de Provença.

There are 2 double bedrooms, one of which is an en-suite bedroom, with access to a charming enclosed gallery (winter terrace) overlooking a bright, traditional Eixample courtyard. Both bedrooms feature built-in wardrobes and share a communal area that can be used as a playroom, study or versatile space, depending on your needs. In addition, the apartment offers a third double bedroom, a storage room and a separate laundry room. A washing machine and tumble dryer are not included.

Both bathrooms are particularly spacious: one is en-suite, accessed directly from the main bedroom, while the other serves the remaining 2 bedrooms. The apartment benefits from gas heating and split-system air conditioning. Double-glazed windows provide excellent thermal and acoustic insulation.

The property is located in an elegant historic building with a concierge service. Its location is unbeatable, with excellent public transport connections and a wide variety of shops, amenities and services nearby.

Legal Information

The advertised rent 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 and Royal Decree-Law 29/2026 of 6 October. Please note the following:

The property is located in a designated high-demand residential rental market area.

The landlord is classified as a large property owner.

The Spanish Ministry of Housing''s official rental price reference index system does not provide a reference value for this property, as it has a built area of 155 m² according to the cadastral records. The property has not been subject to a residential tenancy agreement during the past five years.

The monthly rent is €3.650 € Property tax (IBI) and building community fees are not charged to the tenant.

A security 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 (Cédula de Habitabilidad).

Energy Performance Certificate No. 7XXXXX0DC. Energy consumption: E (109 kWh/m² per year). Emissions: D (23 kg CO_2/m² per year).

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

If you would like to be the first to enjoy this exceptional, newly renovated home, call us on +34 681 162 903 or send us a WhatsApp message.

This is your opportunity to live in the heart of Barcelona, in a home that combines luxury and comfort within a truly 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

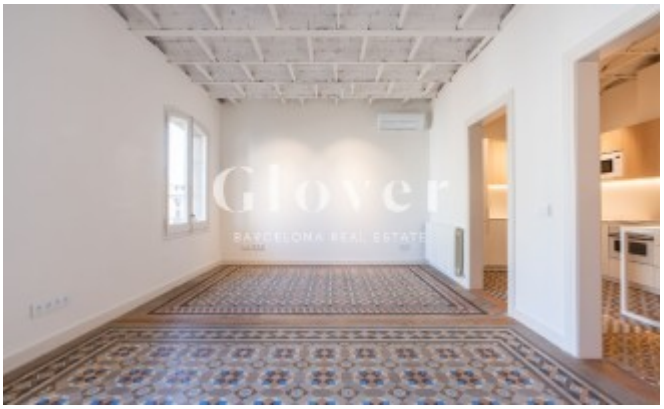
Additional Data
- Lift

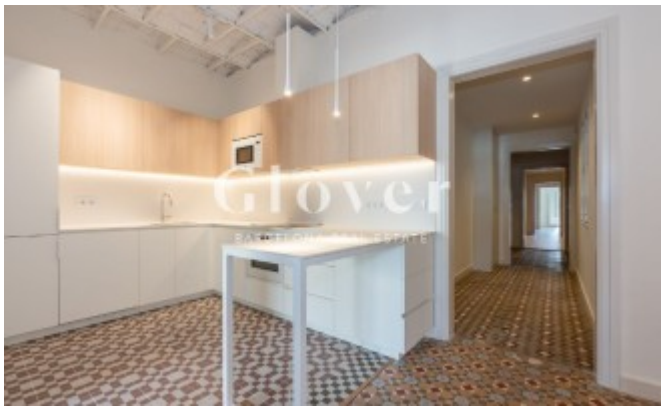
Global terms

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-pedrera-y-passeig-gracia



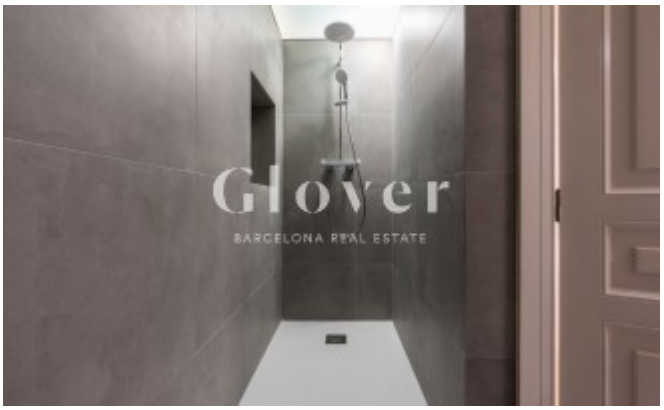














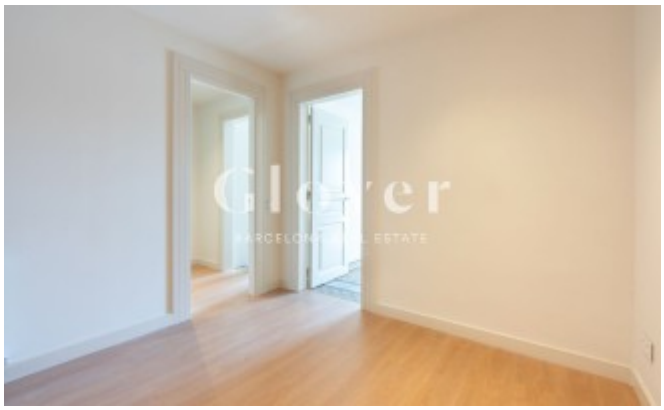
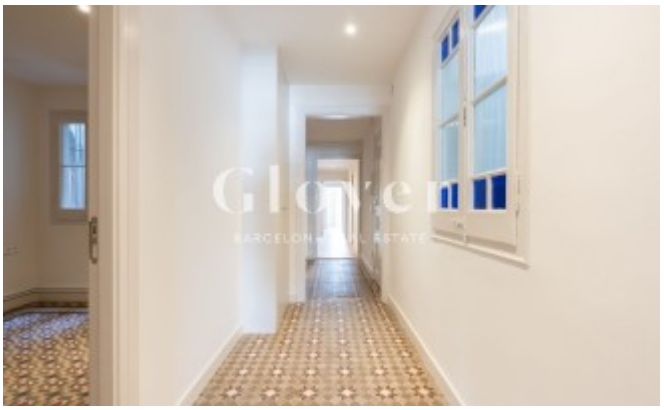


info@gloverbarcelona.com
+34 681 162 903
Provença 249, 1-1, 08008 Barcelona

API: 3241 / 3261
Agents AICat: 5566 / 5783







info@gloverbarcelona.com
+34 681 162 903
Provença 249, 1-1, 08008 Barcelona

API: 3241 / 3261
Agents AICat: 5566 / 5783











info@gloverbarcelona.com
+34 681 162 903
Provença 249, 1-1, 08008 Barcelona