



REF: GVAM2

## **Magnificent Penthouse with terrace located in the Passatge Mallofré**

Barcelona, Sarrià - sant gervasi

We are pleased to present this magnificent penthouse with terrace for rent located in the emblematic Passatge Mallofré, in the heart of the Sarrià neighborhood. This Little street preserves all the essence of the old neighborhood and is very close to what was the birthplace of Josep Vicenç Foix i Mas, a Catalan poet, journalist and essayist. Also, very close by, on Carrer Major de Sarrià, where we find the famous pastry shop of his family, founded in 1886, Foix de Sarrià.

The house is located on a estate built in 1890, very well preserved and very charming.

It has 2 exterior rooms plus a study room and 1 bathroom, a large terrace and a balcony.

It has 85 m2 built and enjoys a terrace of approximately 40 m2. Living-dining room and open kitchen with access to a balcony.

When entering we find a hall and on the right a multipurpose room that can be used as a study or office. The room is bright since it has a window that overlooks its large terrace. As we enter on the left we find a beautiful and unique bathroom with white and blue tiles that imitate the typical ones of the 19th century. The corridor that divides the area of day and night. In the day area we find a bright living-dining room with large and tall built-in wardrobes and an open and equipped and recently renovated kitchen with hydraulic floors. From the kitchen and living room we access a balcony from which we have a beautiful view of the Church of Sant Vicenç de Sarrià. In the night area we have the two double rooms. In addition, it has another large community terrace on the roof of the building.

We highlight the high ceilings, the hydraulic floors, the luminosity and the charm of the apartment. Exterior and interior woodwork. Wooden shutters in all rooms.

Lift. Natural gas heating. Community hot water. It is rented in very good condition. Close to all kinds of shops, services, hospitals and transport and everything you need to live comfortably and in a quiet and authentic neighborhood environment.

In compliance with the provisions of LAW 11/2020, of September 18 and according to a query made on May 10, 2021 from the "Agència de l'Habitatge de Catalunya" portal. PRICE INDEX: Lower Area: € 17.43 / m<sup>2</sup>. Average rate: € 20.42 / m<sup>2</sup>. Upper Area: € 28.18 / m<sup>2</sup>. If you are interested, call us or send a WhatsApp to 681162903. To keep up to date with our news, you can follow us through our Instagram (glover\_barcelona)

## Data sheet

### Distribution

- Surface 85m<sup>2</sup>
- 3 rooms
- 1 bath
- Good condition

### Characteristics

- 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. Once the lease has been agreed upon, the agent's fees are charged to the lessee, these being 10% of an annuity of agreed rent, plus the corresponding VAT in force. 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/@41.3985,2.12181,16z?hl=en>

### Link:

<https://dev.gloverbarcelona.com/en/properties/barcelona-sarria-sant-gervasi-magnificent-penthouse-terrace-located-passatge-mallofre-447>









