



REF: GVAEG17

## **Exclusive and bright 224 m<sup>2</sup> residence WITHOUT FURNITURE with 4 bedrooms.**

Barcelona, Sarrià - sant gervasi

Exclusive and bright 224 m<sup>2</sup> residence WITHOUT FURNITURE with 4 bedrooms.

Glover Barcelona Real Estate presents this elegant, bright, and spacious 224 m<sup>2</sup> residence located in Pedralbes, just a 2-minute walk from Sarrià, featuring a perfectly designed layout that separates the day and night areas.

We access the property through a large and welcoming entrance hall.

In the day area, two elegant sliding doors lead to the spacious and bright living-dining room, offering a unique space with three different areas for relaxation and socialising, with direct access to a 22 m<sup>2</sup> south-facing terrace equipped with awnings and modular blinds for the summer season.

The independent kitchen stands out for its generous size and includes a dining area with capacity for 8 people. It is equipped with an air-conditioning split unit for added comfort. It also has direct access to an independent laundry room, which connects to a single service room with a full bathroom and shower — perfect as an additional space.

In the night area, we find 3 bedrooms. One suite bedroom with a walk-in wardrobe, ceiling fan, and access to a full bathroom. Another suite — the main one — which stands out for its ample size and features a full bathroom, a walk-in wardrobe, and an air-conditioning split unit. There is also a double bedroom with a ceiling fan.

All bedrooms come with built-in wardrobes and a layout designed to make the most of natural light. Parquet flooring in the day area and carpet in the night area provide warmth and comfort throughout the property.

Additionally, the residence is equipped with air conditioning in the kitchen, living room, and main bedroom, as well as heating radiators throughout the home.

The interior carpentry is made of aluminium, ensuring excellent natural light and insulation.

The property also features a service entrance, video intercom, and alarm system for added security.

Regarding the communal areas, the property includes 2 parking spaces: one medium-sized with an electric-car charging outlet and another suitable for two motorbikes or a Smart car. There is also a storage room on the same floor.

The building offers concierge service and access to a large communal area with a swimming pool and playground.

The community also benefits from a neighbourhood Sereno service available 365 days a year. This service accompanies residents and plays a key role by providing a reliable and reassuring presence, especially during night hours or moments when residents may feel vulnerable.

In short, this residence is located in one of the best residential areas in Barcelona's uptown district, very well connected, just two minutes from the centre of Sarrià, with all kinds of shops and close to the best international schools in Barcelona.

It is stated that the published rent has been calculated in accordance with Article 17, sections 6 and 7 of the LAU, as amended by Law 12/2023 of 24 May on the Right to Housing. It is reported that:

- 1.- The property for rent is located in a "high-pressure residential market area."
- 2.- The landlord is NOT considered a Large Property Holder.
- 3.- The reference index for rental prices published by the Ministry of Housing does not establish a maximum rental price.
- 4.- The offered price of €5,335.94 is the sum of the updated rent from the last valid rental contract dated 15 January 2025 (€5,061.38) and the IBI tax allocation (€274.56). Community fees are not charged in this case, as in the previous contract.

If you would like to visit the property or receive more information, call us or send a WhatsApp message to +34 681 162 903. To stay up to date with our latest listings, we invite you to follow us on Instagram (glover\_barcelona).

## Data sheet

### Distribution

- Surface 221m<sup>2</sup>
- 4 rooms
- 3 baths
- Parking 2 places
- Good condition
- Sea views

### Characteristics

- Air conditioning
- Heating
- Storage room
- All exterior
- Energy rating: E

### 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/@41.3956,2.11898,16z?hl=en>

**Link:**

<https://dev.gloverbarcelona.com/en/properties/barcelona-sarria-sant-gervasi-exclusiva-y-luminosa-vivienda-224-m2-4-habitaciones-glover-ba-757>









