



REF: GVAT20

## Exclusive and bright 4-bedroom apartment in the heart of Sarrià

Barcelona, Sarrià - sant gervasi

Exclusive and bright 4-bedroom apartment in the heart of Sarrià

In the heart of Sarriá, in Trinquet Street and in a building of 5 heights is this beautiful and bright apartment renovated a few years ago with great category and quality materials. Large living room, dining room, kitchen in one piece with access to a nice terrace where you can make life. The kitchen is equipped with induction hob, hood, oven and microwave, all of them high-end (Pando brand). Separate laundry room with built-in closet. On the other hand, we have 2 separate sleeping areas, each with 2 bedrooms and a full bathroom with shower. The ceramics and materials of the bathrooms are exceptional. All bedrooms have fitted closets. This distribution offers great versatility. The first two bedrooms, which are doubles, share an anteroom that allows to put a computer table. In the other bedroom area, separated by a sliding door, there is a large double bedroom with access to a private terrace. The other bedroom is single. Solid wood doors lacquered in white. Electric blinds and awnings on the terraces. Wide-slat parquet. Gas heating. Air conditioning and heat pump by splits in the living room and in each of the two sleeping areas.

Parking space in the same building for small car included in the price. Both the entrance to the building and the house are adapted for people with reduced mobility.

Pets are not allowed.

The house is surrounded by stores and very close to buses and the Reina Elisenda and Sarriá railroad stations. Next to the Quinta Amelia park and the French Lyceum, the Italian school and the Sarriá's corazonistas.

It is hereby stated that the contractual rent offered has been calculated in accordance with the provisions of art. 17, sections 6 and 7 of the LAU, as amended by Law 12/2023 of May 24 for the Right to Housing.

1- The property being rented is located in an area with a stressed residential market.

2-That the lessor is NOT a Large Holder.

3- That the price offered does not exceed the updated rent (2.460.-€) of the contract that has been in force for the last 5 years, plus the monthly IBI (101,87.-€).

This contract does not apply to this contract, as the previous one, the repercussion of the Community expenses.

The contracting fees are to be paid by the lessor.

If you are interested call us or send a WhatsApp to 681162903. To keep up to date with our news you can follow us on our Instagram (glover\_barcelona).

## Data sheet

### Distribution

- Surface 100m2
- 4 rooms
- 2 baths
- Parking 1 place
- Good condition

### Characteristics

- Air conditioning
- Heating
- 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. 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/@41.3961,2.12088,16z?hl=en>

### Link:

<https://dev.gloverbarcelona.com/en/properties/barcelona-sarria-sant-gervasi-exclusivo-y-luminoso-piso-4-habitaciones-el-corazon-sarria-784>









