



REF: GVASA38D

Nice apartment with 4 bedrooms and 3 bathrooms in Les Corts UNFURNISHED

Barcelona, Les corts

UNFURNISHED We are pleased to present this beautiful and bright apartment with a built area of 146 m2 and a useful area of 118.05 m2 located in one of the best areas of Les Corts.

Nice living room with access to a sunny and pleasant terrace of 5 m2. It has 4 bedrooms and 2 bathrooms. Of the rooms, 2 are doubles and the suite has a bathroom with a bathtub. The bathroom with shower serves the two double bedrooms. The fourth room is a single room with a built-in toilet and can be given a multipurpose use: office, study, bedroom... It also has an independent kitchen that has access to the service door and gallery that acts as a water area. , with a sink, washing machine, dryer and Boiler Saunier Duval.

In addition, it has 1 parking space with space for a large car and two motorcycles, a space located on the same property included in the price.

Parquet floors. Aluminum exterior carpentry. Interior carpentry in lacquered wood. Very well maintained and stately estate with concierge service. Very well connected with all kinds of public transport. Close to hospitals, parks, schools, international universities, shopping malls and restaurants.

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

- 1.- The dwelling subject to this rental offer is located in a "stressed residential market area."
- 2.- The lessor is NOT a Large Property Holder.
- 3.- The rental price reference index published by the Ministry of Housing sets a maximum rental price for the

property at €2,039.91 per month, according to the attached certificate.

4.- The offered price of €2,450.85 does not exceed the updated rent from the most recent valid lease contract and includes the property tax (IBI). Community expenses are not passed on and are borne by the lessor.

If you want to have the privilege of living in this beautiful home, call us or send a WhatsApp to 681162903. To keep up to date with our news, you can also follow us through our Instagram (glover_barcelona)

Data sheet

Distribution

- Surface 146m2
- 4 rooms
- 2 baths
- Good condition

Characteristics

- Heating
- Balcony
- All exterior
- Energy rating: E

Additional Data

- Lift
- IBI expenses: 315 €/Quarterly

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/@41.3862,2.12487,16z?hl=en>

Link:

<https://dev.gloverbarcelona.com/en/properties/barcelona-les-corts-nice-apartment-4-bedrooms-and-3-bathrooms-les-corts-unfurnished-801>







