



REF: GVAC011

## Bright FURNISHED home in a NEW-BUILD development

Barcelona, Sants-montjuïc

Bright FURNISHED home in a NEW-BUILD development with 3 bedrooms and 2 bathrooms, with a parking space and a communal area with a swimming pool. It's located in the "Londres" Building in La Marina del Prat Vermell, a privileged area of the Sants-Montjuïc district, perfectly connected between the Port and Barcelona Airport. We highlight the building's sustainability and its A energy rating.

It has a built area of 86 m<sup>2</sup> and a comfortable private terrace—perfect for relaxing outdoors—with views over the peaceful communal area.

Open-plan living room, dining room, and kitchen in one spacious, functional space, allowing abundant natural light and easy flow between areas.

It includes 1 double en-suite bedroom with a built-in wardrobe and 2 single bedrooms.

2 full bathrooms, one with a shower and the other with a bathtub.

Ducted climate control for both cooling and heating, connected to Ecoenergies' efficient district heating and cooling network.

Parquet flooring in the main rooms, and porcelain stoneware in the kitchen, bathrooms, and terrace.

In the communal areas there is bicycle parking, 2 swimming pools (for adults and children), and a padel court and ping-pong—ideal for unwinding, exercising, or enjoying time with family and friends.

A comfortable, efficient, and well-connected home—ideal for those who value design, quality, and respect for the environment. An opportunity to live in or invest in one of Barcelona's fastest-rising neighborhoods.

Please note: The advertised rent has been calculated in accordance with Article 17, sections 6 and 7 of the Urban Leases Act (LAU), as amended by Law 12/2023 of 24 May on the Right to Housing. We inform you that:

The dwelling offered for lease is located in a “stressed residential market area.”

The landlord is NOT a Large Property Holder.

The rent reference index published by the Ministry of Housing does not set a maximum rent because the dwelling is part of a new-build development.

The dwelling has not been previously rented.

If you're interested, call us or send a WhatsApp to +34 681 162 903. To stay up to date with our latest listings, follow us on Instagram (@glover\_barcelona).

## Data sheet

### Distribution

- Surface 86m2
- 3 rooms
- 2 baths
- Furnished
- New

### Characteristics

- Air conditioning
- Heating
- Balcony
- All exterior
- Energy rating: A

### 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/@41.3538,2.13951,16z?hl=en>

### Link:

<https://dev.gloverbarcelona.com/en/properties/barcelona-sants-montjuic-luminosa-vivienda-amueblada-edificio-obra-nueva-3-habitacion-815>











