



REF: GVAP26631

## **Fantastic renovated home with 3 bedrooms and 2 bathrooms, just two minutes from La Pedrera and Passeig de Gràcia.**

Barcelona, Eixample

Fantastic renovated 3-bedroom, 2-bathroom apartment, located next to Rambla Catalunya, just two minutes from La Pedrera and Passeig de Gràcia, in the very heart of Barcelona.

We are pleased to present this exclusive property with 155 m<sup>2</sup> of built area, situated in one of the city's most emblematic and sought-after locations. Fully renovated, it perfectly combines the charm of classic architecture with modern comfort.

The property features a spacious and bright living-dining room with views over Provença Street, providing a pleasant sense of openness. The fully equipped office-style kitchen is practical and functional for everyday living.

It offers 3 double bedrooms, two of which share a charming winter gallery-terrace overlooking a bright interior courtyard typical of the Eixample district. All bedrooms include built-in wardrobes. Additionally, there is a versatile common area, ideal as a playroom, study, or multifunctional space adaptable to different needs.

The apartment includes two large full bathrooms, a practical independent laundry area, and a storage room.

Gas heating via radiators and split air conditioning. Parquet flooring, high ceilings, and interior and exterior

wooden carpentry with double-glazed Climalit windows ensure excellent thermal insulation.

Located in an elegant historic building (Finca Regia) with concierge service, the property enjoys an unbeatable location, perfectly connected by public transport and surrounded by shops, services, and all the attractions of the city center.

Residential lease contract.

Agency fees paid by the landlord. 1 month security deposit. 2 months additional guarantee.

It is hereby stated that the agreed contractual rent has been calculated in accordance with Article 17, sections 6 and 7 of the Spanish Urban Leases Act (LAU), as amended by Law 12/2023 of May 24 on the Right to Housing. The tenant is informed that:

- 1.- The rented property is located in an area classified as a "stressed residential market".
- 2.- The landlord is considered a LARGE PROPERTY OWNER.
- 3.- The rental price reference index published by the Ministry of Housing does not set a maximum rental price for this property, which has 155 m<sup>2</sup> of interior built area according to the land registry. The last valid lease contract was an indefinite contract dated August 18, 1948.
- 4.- The offered price includes community expenses and property tax (IBI).

If you wish to have the privilege of being the first to live in this exceptional property, do not hesitate to contact us by calling 681162903 or sending a WhatsApp message. You can also follow us on Instagram (glover\_barcelona) to stay updated with our latest listings. This is your opportunity to live in the heart of Barcelona, in a home that combines luxury and comfort in a unique historic setting. Don't miss out!

## Data sheet

### Distribution

- Surface 155m<sup>2</sup>
- 3 rooms
- 2 baths
- Refurbished

### Characteristics

- Air conditioning
- Heating
- Balcony
- 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/@41.3931,2.1595,16z?hl=en>

**Link:**  
<https://dev.gloverbarcelona.com/en/properties/barcelona-eixample-fantastic-renovated-home-3-bedrooms-and-2-bathrooms-just-two-minutes-la-pedrera-and-passeig-gracia-858>







