



REF: GVAV2814

Beautiful furnished 2 bedroom apartment in l'Eixample

Barcelona, Eixample

Magnificent Furnished 2-Bedroom Apartment in Eixample

Contract Type: Temporary Residential Lease Agreement for Studies, Work, or Medical Reasons. Proof of the temporary nature of the stay and evidence of the tenant's habitual residence will be required.

We are pleased to offer this magnificent furnished apartment for rent, ideally located in the left side of Barcelona's Eixample district. The property is situated on the fourth floor of a building constructed in 2012. It has a built area of 67 m² and enjoys unobstructed views overlooking the Industrial School Park (Parc de l'Escola Industrial).

Upon entering the apartment, you will find a fully equipped open-plan kitchen with appliances and a bright living-dining room with direct access to a charming northeast-facing terrace.

The property features two bedrooms: one double bedroom and one single bedroom, both with built-in wardrobes. There is a full bathroom with a bathtub, as well as a separate utility room equipped with a washing machine, dryer, boiler, and hot water storage tank, ensuring a quick and reliable hot water supply. The apartment has parquet flooring and aluminum window frames. Additional features include radiator heating, ducted air conditioning, and a video intercom system.

The apartment is rented in excellent condition and includes a parking space suitable for a large car, as well as a

spacious storage room. The building benefits from three elevators with direct access to both the parking area and storage rooms.

The location is outstanding, just a 5-minute walk from Hospital Clínic and the Ninot Market, and surrounded by shops, parks, services, and public transportation, ensuring a comfortable and convenient lifestyle.

Please note that this lease agreement is for a use other than the tenant's primary residence.

If you are interested in this wonderful opportunity, please contact us by phone or WhatsApp at +34 681 162 903. You can also stay updated with our latest properties through our Instagram account (@glover_barcelona). We will be delighted to assist you.

Legal Information

In accordance with Law 11/2025 of 29 December on housing and urban planning measures, the agreed rent has been calculated in compliance with Article 17, Sections 6 and 7, of the Spanish Urban Leases Act (LAU), as amended by Law 12/2023 of 24 May on the Right to Housing.

The property is located within a designated stressed residential market area.

The landlord is NOT considered a large property owner (Gran Tenedor).

The property has not been rented as a primary residence during the last five years. All previous lease agreements concerning the property were temporary rental contracts and did not satisfy the permanent housing needs of the former tenants.

According to the rental price reference index published by the Ministry of Housing, the maximum rental price for this property, including the parking space and storage room, is €1,430.93 per month, as certified in the accompanying documentation. Additional charges may apply, including:

Monthly Property Tax (IBI): €75.16 (apartment), €5.95 (parking space), and €5.15 (storage room).

Monthly community fees: €79.00 (apartment), €17.18 (parking space), and €14.06 (storage room).

Agency fees are payable by the tenant and amount to:

10% of one year's rent plus VAT for leases of one year or more; or

10% of the total rental amount plus VAT for leases of less than one year.

If you would like to be among the privileged few to rent this bright apartment located next to Barcelona's Industrial School Park and just steps from the Ninot Market, do not hesitate to contact us by phone or WhatsApp at +34 681 162 903.

Data sheet

Distribution

- Surface 78m2
- 2 rooms
- 2 baths
- Furnished
- Parking 1 place
- Good condition

Characteristics

- Air conditioning
- Heating
- Balcony
- Storage room
- All exterior
- 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/@41.3878,2.14629,16z?hl=en>

Link:

<https://dev.gloverbarcelona.com/en/properties/barcelona-eixample-beautiful-furnished-2-bedroom-apartment-leixample-882>







