



REF: GVAPFC47

Brand-new apartment for rent in Edificio Oslo - La Marina del Prat Vermell

Barcelona, Sants-montjuïc

1.750€/month

****Brand-new apartment for rent in Edificio Oslo - La Marina del Prat Vermell****

Discover this brand-new 2-bedroom, 2-bathroom apartment in Edificio Oslo, a low-environmental-impact residential development located in La Marina del Prat Vermell, in Barcelona's Sants-Montjuïc district.

The property has a total built area of 70.66 m², 59.19 m² of usable interior space according to the occupancy certificate, and a 9.91 m² terrace. Its well-designed layout makes excellent use of the available space, featuring a spacious 23.85 m² living and dining area with an open-plan kitchen, a 15.07 m² main bedroom, a second bedroom and two full bathrooms.

The apartment stands out for its contemporary design, abundant natural light and neutral finishes, with large windows providing a pleasant connection to the outdoors. It features ducted hot/cold air conditioning, electric shutters, built-in wardrobes and an open-plan kitchen, creating a comfortable, functional and modern living space. Network cabling with connection points is installed in every room (the tenant will be responsible for arranging their own Internet service).

Edificio Oslo has been designed according to energy-efficiency and sustainability criteria, and the property holds an A energy rating, with a stated consumption of 13 kWh/m² per year and emissions of 2 kg CO₂/m² per year. The building also holds a BREEAM Very Good* certification and features a reclaimed-water system and thermal energy supplied by Ecoenergies, helping to reduce CO₂ emissions and improve air quality.

Communal facilities and amenities include a swimming pool, gym, children's playground, bicycle parking and a car parking space, providing convenience and quality of life without leaving the residential complex.

An excellent opportunity to be the first to live in a brand-new home in one of Barcelona's emerging residential areas, combining modern design, energy efficiency, communal spaces and a clear commitment to a more sustainable way of living.

Located very close to one of Barcelona's most modern metro stations (L9S, fully automated driverless line - "Fira" station) and the V3 bus route. The property is strategically located between the Port of Barcelona and Barcelona Airport and is a 14-minute walk from CAP Doctor Carles Ribas.

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

1. The property covered by this rental offer is located in an area designated as a **"stressed residential market area"**.
2. The landlord is **NOT** a Large Property Holder ("Gran Tenedor").
3. The rental price reference index published by the Ministry of Housing **DOES NOT** establish a maximum rental price for this property, according to the accompanying certificate.

The requested monthly rent is **€1,670**. Monthly community charges of **€80** are passed on to the tenant under this agreement. The total monthly payment will therefore be **€1,750**.

4. The property has not previously been rented and is brand new.

CHB0200XXX111, valid until 2051.

CEE YP5XXXRYK, valid until 2036. Consumption: **A13**. Emissions: **A2**.

The total amount stated above does not include utilities, which are payable by the tenant. The utilities are already connected, but the account holder details will need to be transferred to the tenant.

Agency/intermediation fees are payable by the landlord.

Data sheet

Distribution

- Surface 70m2
- 2 rooms
- 2 baths
- New construction

Characteristics

- Air conditioning
- Heating
- 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/@41.3541,2.13879,16z?hl=en>

Link:

<https://dev.gloverbarcelona.com/en/properties/barcelona-sants-montjuic-brand-new-apartment-rent-edificio-oslo-la-marina-del-prat-vermell-895>









