



REF: GVAJSB16

## Flat in Turó Park area with terrace and parking

Barcelona, Sarrià - sant gervasi

Flat in Turó Park area with terrace and parking

Glover Barcelona is pleased to present this magnificent 5 bedroom flat with terrace, parking spaces and storage room in Johann Sebastián Bach street.

A large entrance hall distributes the day area and the night area. Large living-dining room in three rooms with library and large windows that give access to a terrace of 12 m2.

Kitchen with separate laundry room and service area with bedroom and bathroom.

The sleeping area has 4 bedrooms and 3 bathrooms. The master suite has a dressing room with many wardrobes and a bathroom with shower. 2 of the bedrooms, with built-in wardrobes, share a bathroom with bathtub and wardrobes in their own hall. The fourth bedroom is a single room with built-in wardrobe.

Gas central heating with radiators and air conditioning splits in main bedroom and living-dining room. Parquet flooring. Very bright.

2 parking spaces, the second one for a small car.

The building has concierge services throughout the day.

Located in one of the most beautiful areas of Barcelona, the property is in a strategic point between the international schools of the upper area and the most central areas, such as Passeig de Gràcia and the Eixample. Surrounded by regal estates, this exclusive location offers a variety of leisure, shopping, restaurants and elegant venues around the prestigious Avinguda Pau Casals.

It is hereby stated that the published rent has been calculated in accordance with the provisions of art. 17,

sections 6 and 7 of the LAU, modified by Law 12/2023 of 24 May on the Right to Housing. It is hereby stated that

- 1.- The property being rented is located in an area with a 'stressed residential market'.
- 2.- That the lessor party is NOT a Large Holder
- 3.- That the reference index for rental prices published by the Ministry of Housing does not set a maximum rental price.
- 4.- That the price offered of 4.455 € is the sum of the rent which does not exceed the rent of the previous contract in force dated 1st March 2018 updated with a 10 year contract plus a parking space and storage room not contemplated in the previous contract and the repercussion of the IBI. In this case, as in the previous contract, the community fees are not charged.

If you are interested please call us or send a WhatsApp to 681162903. To keep up to date with our news you can follow us on our Instagram (glover\_barcelona).

## Data sheet

### Distribution

- Surface 215m2
- 5 rooms
- 4 baths
- Terrace 12m2
- Parking 2 places
- Good condition

### Characteristics

- Air conditioning
- Heating
- 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. 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/@41.3957,2.13947,16z?hl=en>

### Link:

<https://www.gloverbarcelona.com/en/properties/barcelona-sarria-sant-gervasi-vivienda-zona-turo-park-terraza-y-parking-775>







