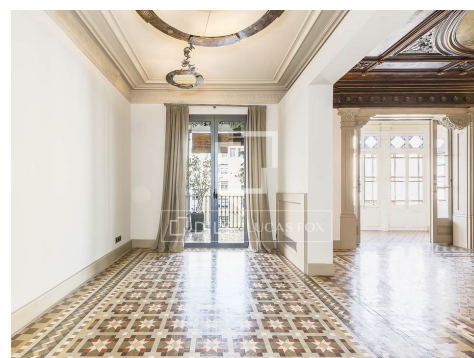
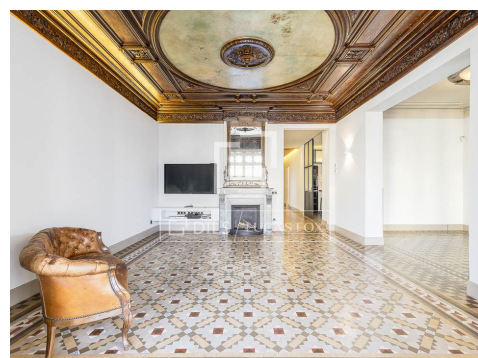


€8,700 pcm. Apartment - For rent - New listing

## Excellent 3 Bedroom apartment with 7m<sup>2</sup> terrace for rent in Eixample Right, Barcelona

Spain » Barcelona » Barcelona City » Eixample Right » 08009

3 Bedrooms    3 Bathrooms    196m<sup>2</sup> Floorplan    7m<sup>2</sup> Terrace



Contact us today for more information or to arrange a viewing

+34 933 562 989 · info@lucasfox.com · lucasfox.com · Passeig de Gràcia 56, 7º, Barcelona, Spain

€8,700 pcm. Apartment - For rent - New listing

## Excellent 3 Bedroom apartment with 7m<sup>2</sup> terrace for rent in Eixample Right, Barcelona

**Spectacular 210 m<sup>2</sup> apartment in the heart of Barcelona, available to move in immediately.**

A unique property with all the charm of classic Catalan architecture, completely renovated and in perfect condition. Located on a quiet pedestrian street, it offers the perfect balance between the serenity of home and the vibrant life of the city centre .

The original Nolla hydraulic mosaic floors, high ceilings adorned with floral and geometric moldings, and an elegant marble fireplace create a stately and welcoming atmosphere that transports you to another era without sacrificing any modern comforts. The wooden joinery and windows with decorative glass complete an aesthetic that is hard to find on the market today.

A spacious entrance hall organizes the property into two distinct wings. The social area comprises a bright living room with a gallery and balcony overlooking the courtyard, a fully equipped separate kitchen with high-end appliances and a wine cooler, and a comfortable adjoining dining room . The bedroom area features three double bedrooms, each with its own en-suite bathroom , the master suite boasting a large walk-in closet. This layout is designed for those who value both shared spaces and privacy.

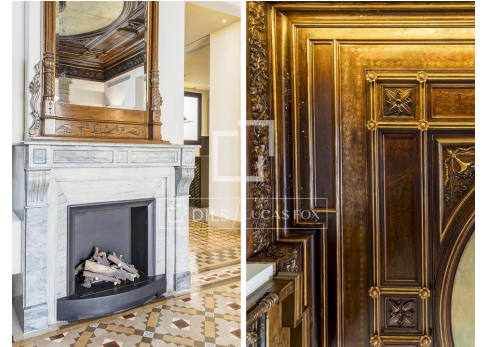
The apartment features ducted air conditioning in all rooms, ensuring year-round comfort. La Finca includes a private storage room on the rooftop, a communal terrace, and a concierge service.

Just steps from Passeig de Gràcia, Plaça Catalunya, and the Gothic Neighbourhood , with schools, parks, markets, and public transport all within walking distance, and without traffic noise. An exceptional opportunity for those seeking to live in the heart of Barcelona with every convenience.

- Property in perfect condition
- Usable area: 202 m<sup>2</sup>
- Built area 222 m<sup>2</sup>
- Certificate of occupancy: CHB07026614\*\*\*

The last three digits are omitted to preserve the correct use of the information; the full number is available upon request.

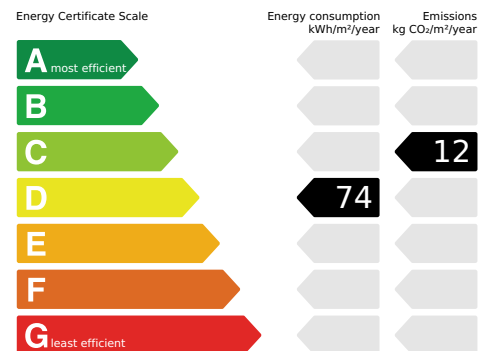
- The property does not have a Reference Price Index certificate.
- There is no previous rental agreement.
- The owner does not hold the status of a large property owner.
- Long-term rental.
- The agreed rent will be reviewed each year on the same date that the contract comes into force, applying the variations recorded by the Property Rental Reference Index (IRAV or the lowest CPI), published by the



[lucasfox.com/go/bcncr68990](https://lucasfox.com/go/bcncr68990)

Concierge service, Lift, Period Building, Natural light, Mosaic tile flooring, High ceilings, Communal terrace, Transport nearby, Storage room, Renovated, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Balcony, Alarm, Air conditioning

Available now!



**Contact us today for more information or to arrange a viewing**

+34 933 562 989 · [info@lucasfox.com](mailto:info@lucasfox.com) · [lucasfox.com](https://lucasfox.com) · Passeig de Gràcia 56, 7<sup>o</sup>, Barcelona, Spain

€8,700 pcm. Apartment - For rent - New listing

## Excellent 3 Bedroom apartment with 7m<sup>2</sup> terrace for rent in Eixample Right, Barcelona

National Institute of Statistics.

- 1 month deposit + 2 months additional guarantee.
- Utilities are connected and are not included in the rental price.
- AICAT 13225 | API 4089



Important Information relating to properties offered by Lucas Fox. Any property particulars are not an offer or contract, nor part of one. You should not rely on statements by Lucas Fox in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Lucas Fox nor any associated agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Prior the signature of any document concerning the property we recommend that all purchasers consult an independent lawyer and if necessary carry out a survey of the property to ascertain condition / measurements. Areas, measurements and distances given are approximate only and should be checked by the purchaser.

**Contact us today for more information or to arrange a viewing**

+34 933 562 989 · [info@lucasfox.com](mailto:info@lucasfox.com) · [lucasfox.com](http://lucasfox.com) · Passeig de Gràcia 56, 7º, Barcelona, Spain