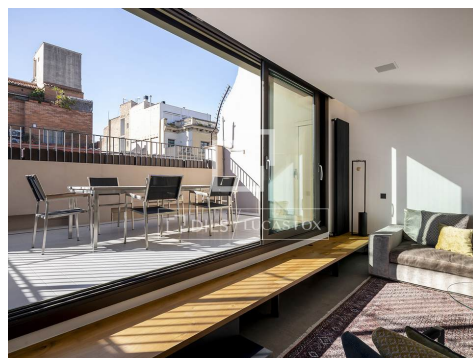
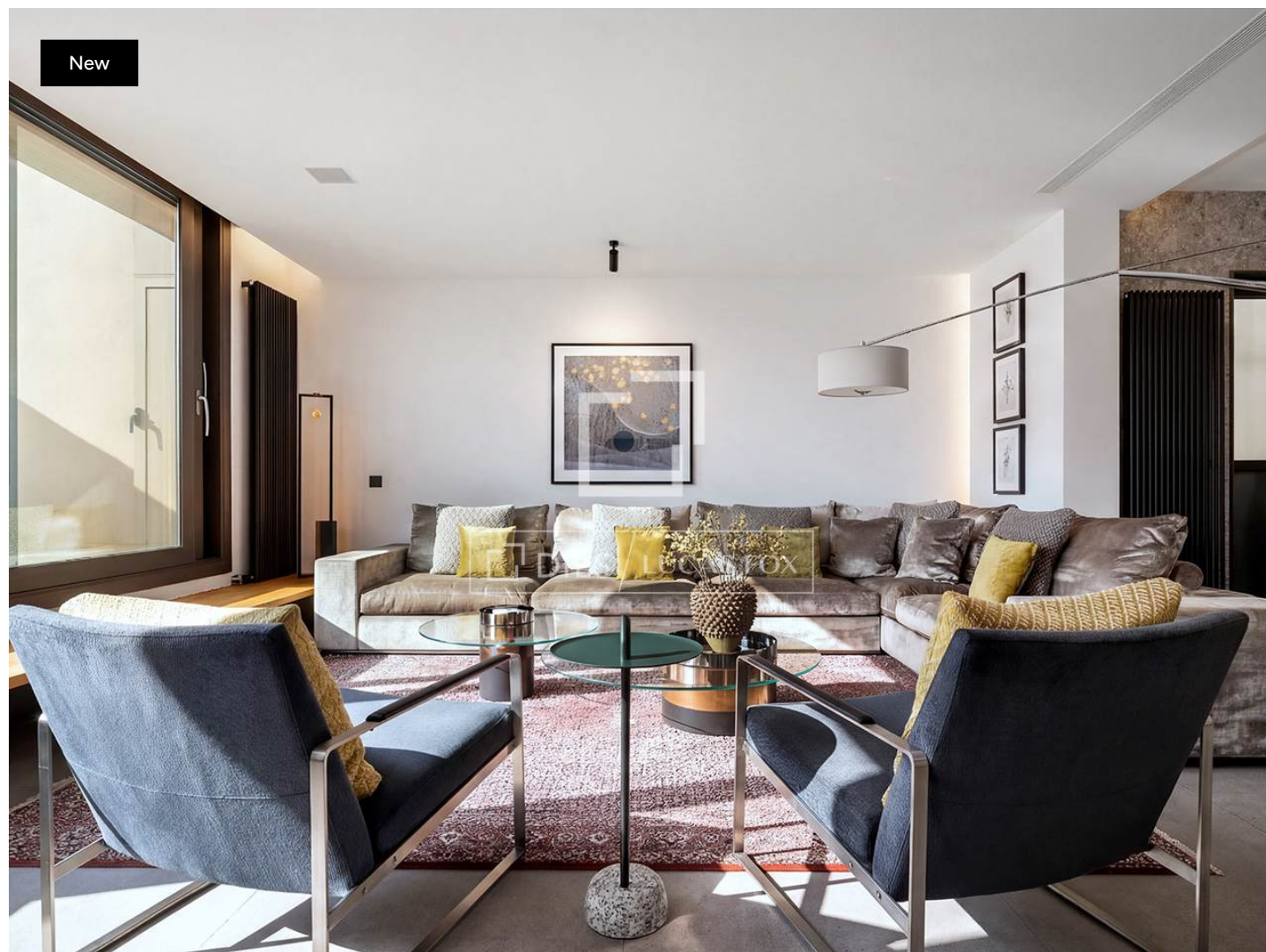


€12,000 pcm. Apartment - For rent - New

Excellent 2 Bedroom apartment with 172m² terrace for rent in Eixample Right

Spain » Barcelona » Barcelona City » Eixample Right » 08010

2	2	150m ²	172m ²
Bedrooms	Bathrooms	Floorplan	Terrace



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€12,000 pcm. Apartment - For rent - New

Excellent 2 Bedroom apartment with 172m² terrace for rent in Eixample Right

Luxury penthouse with terraces on Girona street, in centre Barcelona, next to Passeig de Gràcia and Passeig de Sant Joan

In a majestic modernist building designed by the renowned architect Enric Sagnier, we present this extraordinary penthouse that combines the charm of classic Barcelona architecture with a high-level contemporary design.

The property is located on the fifth floor of a stately building with a spectacular entrance—the former carriage access—a wooden elevator, and carefully preserved original features. There is only one property on the floor, guaranteeing absolute privacy and tranquility in the centre of the city.

The property boasts approximately 150 m² designed to maximize spaciousness, light, and a connection to the exterior. The day area features a large open-plan dining room living room with a kitchen, an elegant and inviting space bathed in natural light thanks to its large windows and direct access to a pleasant terrace of over 20 m², perfect for enjoying breakfast in the sun or al fresco dining.

The night area offers two double en suite bedrooms, both with direct access to a second private terrace, which brings light and exterior continuity to this more intimate area of the property as well.

One of the property's most unique features is its spectacular private rooftop terrace, approximately 145 m², accessed via a lift from inside the apartment. This elevated, spacious, and sunny area offers a multitude of possibilities: a chill-out zone, a summer dining room, a solarium, or even an urban garden, all with open views over the city.

The property has been completely renovated with high-quality materials and finishes, integrating contemporary comfort into a historic architectural setting.

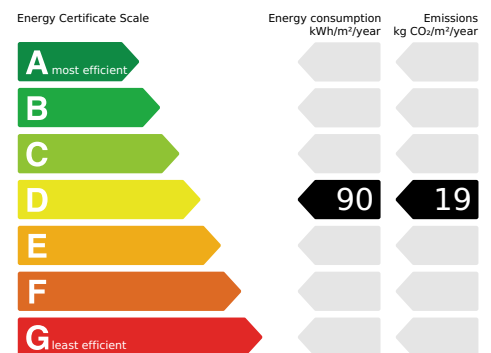
A unique property for those seeking to live in a classic building with character, without sacrificing luxury, light and large outdoor spaces in one of Barcelona's most coveted areas.



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Terrace, Lift, Natural light, Utility room, Transport nearby, Storage room, Renovated, Panoramic view, Outdoor kitchen, Open kitchen, Heating, Exterior, Equipped Kitchen, Double glazing, City views, Chill out area, Built-in wardrobes, Balcony, Alarm, Air conditioning

Available now!

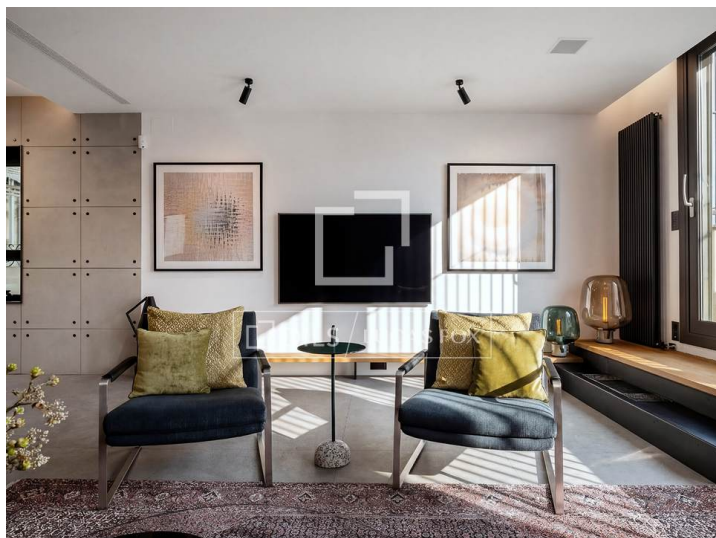
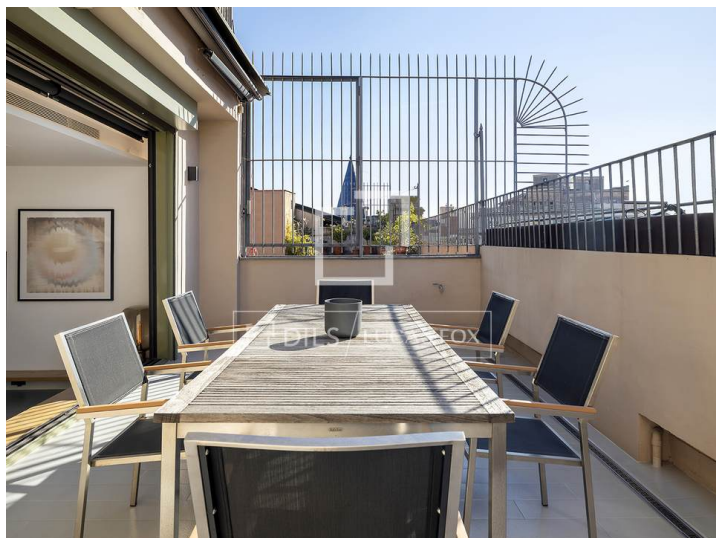


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Property condition: In perfect condition. Rent: €12,000 per month. Luxury property: Exempt from Spain's rental price regulation. The Spanish Urban Leases Act (LAU) does not apply. Included in the rent: Community fees and internet. Utilities: Not included in the rent (water, electricity and gas). Security deposit: 2 months' rent. Additional guarantee: 1 month's rent. Lease term: Temporary or long-term. Landlord status: Owner (if classified as a large property holder). Reference Rental Price Index: Not applicable, as the property exceeds 150 m². Previous rent (last 5 years): None. Usable floor area: 135 m². Built area: 165 m². Agency fee: 1 month's rent + 21% VAT. AICAT Registration Number: 13225. API Registration Number: 4,089.

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