

PROPERTIES OUT FOR RENT

COMERÇ, 27
El Born - Barcelona



RENOVATED BUILDING

Comerç, 27

Comerç is an exclusive residential rehabilitation project made up of 19 **spectacular charming homes** and 2 **commercial premises** in the heart of Barcelona, old town of the city.

The building has five floors intended for housing.

The built surfaces range between 56 m² in the main floor and 115 m² in the upper floors. The flats have a **terrace or balcony**, where you can enjoy **impressive views** around.



LOCATION

The **renovated building** is located at **Comerç, 27**, an exceptional location, right in the center of the old part of the city in El Born, close to the port and Barceloneta beach.

A medieval neighborhood with old streets full of alternative boutiques, artisan cafes and well connected, which combines the medieval architectural style of the construction of the area with the avant-garde rehabilitation style of the houses. Its location is between the majestic Parque de la Ciutadella and the Gothic Quarter.

COMMUNICATIONS

The area is very well connected, as it has several subway, bus and train stops that connect it with the entire city easily. Additionally, it is also an area with excellent communications, the center and the city exit.

LEISURE

1. Ciutadella Park
2. Cultural Centre
3. Passeig del Born
4. L'Antic Teatre
5. Shops
6. Picasso Musseum

EDUCATION

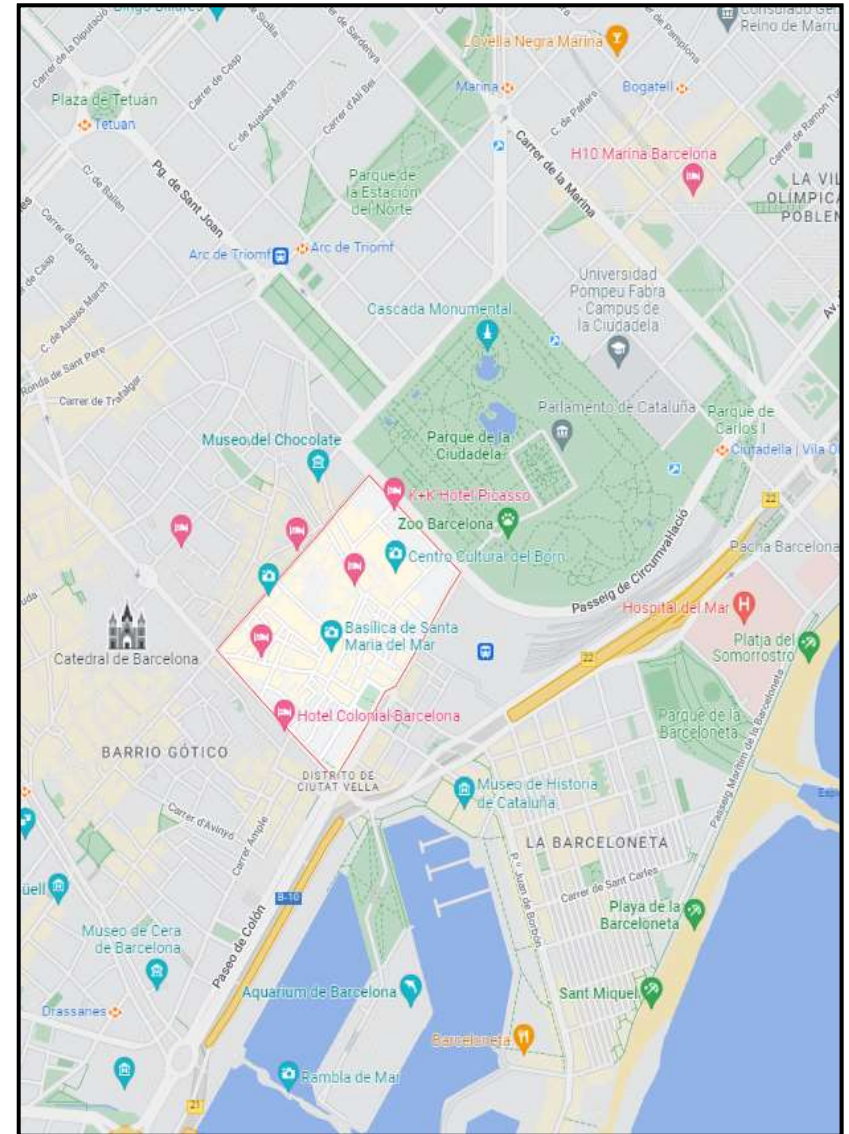
8. Baixeras school
9. Parque de la Ciutadella school
10. Instituto Público Verdaguer
11. San Juan Bautista school
12. San Felipe Neri school
13. Hofmann school

HEALTH

15. Del Mar Hospital

MARKET

7. Santa Caterina market



THE BUILDING

VOLUME & FACADE

The building has a mezzanine, main and four floors, nineteen homes in full, with **multiple entities per floor**.

The fourth mezzanine apartment has a 15.04 m² **terrace**. The upper floors have a terrace or balcony. The entities (living rooms and bedrooms) of all **the houses are completely exterior**.

The properties have wide entrances of natural light. The architectural design and construction qualities are of the highest level.



THE HOUSING UNITS

HOUSEHOLDS & TYPOLOGIES

The **rehabilitation of Comerç, 27** is an exclusive promotion that offers 19 spectacular renovated homes that have a practical interior design, large spaces full of natural light and quality materials and equipment.

The result is bright, comfortable and functional homes, with a clear distribution that distinguishes day and night areas

The building has several properties for each floor:

- A Mezzanine house of 108.74 m², 2 bedrooms, 2 bathrooms and 15 m² of terrace.
- Two homes on the main floor of 62 m² and 56m², both with 1 bedroom, 1 bathroom and balcony.
- A house on the second floor of 115 m² with 3 bedrooms, 3 bathrooms and a balcony.
- Two houses on the third floor; one of 58 m², 1 bedroom, 1 bathroom and a 28m² terrace. Another of 67 m², 2 bedrooms, 1 bathroom and terrace of 15 m².

FEATURES & FINISHES

- Original hydraulic mosaic floors and parquet
- Spacious
- Design interior design
- Abundant natural light in the morning and evening
- Exterior
- Kitchen open to living/dining room equipped with integrated appliances
- Bathrooms equipped with Hansgrohe taps and Roca toilets
- air pump heating
- Air conditioning and heating ducts
- Aluminum enclosures with thermal bridge break
- Lift



ENTLO 1
89,5 m2 BUILDED SURFACE
SOLD OUT

ENTLO 3
153,72 m2 BUILDED SURFACE
SOLD OUT

PRAL 1A
70,01 m2 BUILDED SURFACE
11,85 m2 BALCONY
1 BEDROOM · 1 BATHROOM
SOLD OUT

1º 2ª
70,74 m2 BUILDED SURFACE
1 BEDROOM · 1 BATHROOM
4,39 m2 BALCONY
SOLD OUT

2º 1ª
61,48 m2 BUILDED SURFACE
1 BEDROOM · 1 BATHROOM
4,39 m2 BALCONY
SOLD OUT

2º 3ª
114,74 m2 BUILDED SURFACE
2,18 m2 BALCÓN
3 BEDROOMS · 3 BATHROOMS
SOLD OUT

ENTLO 2
153,72 m2 BUILDED SURFACE
SOLD OUT

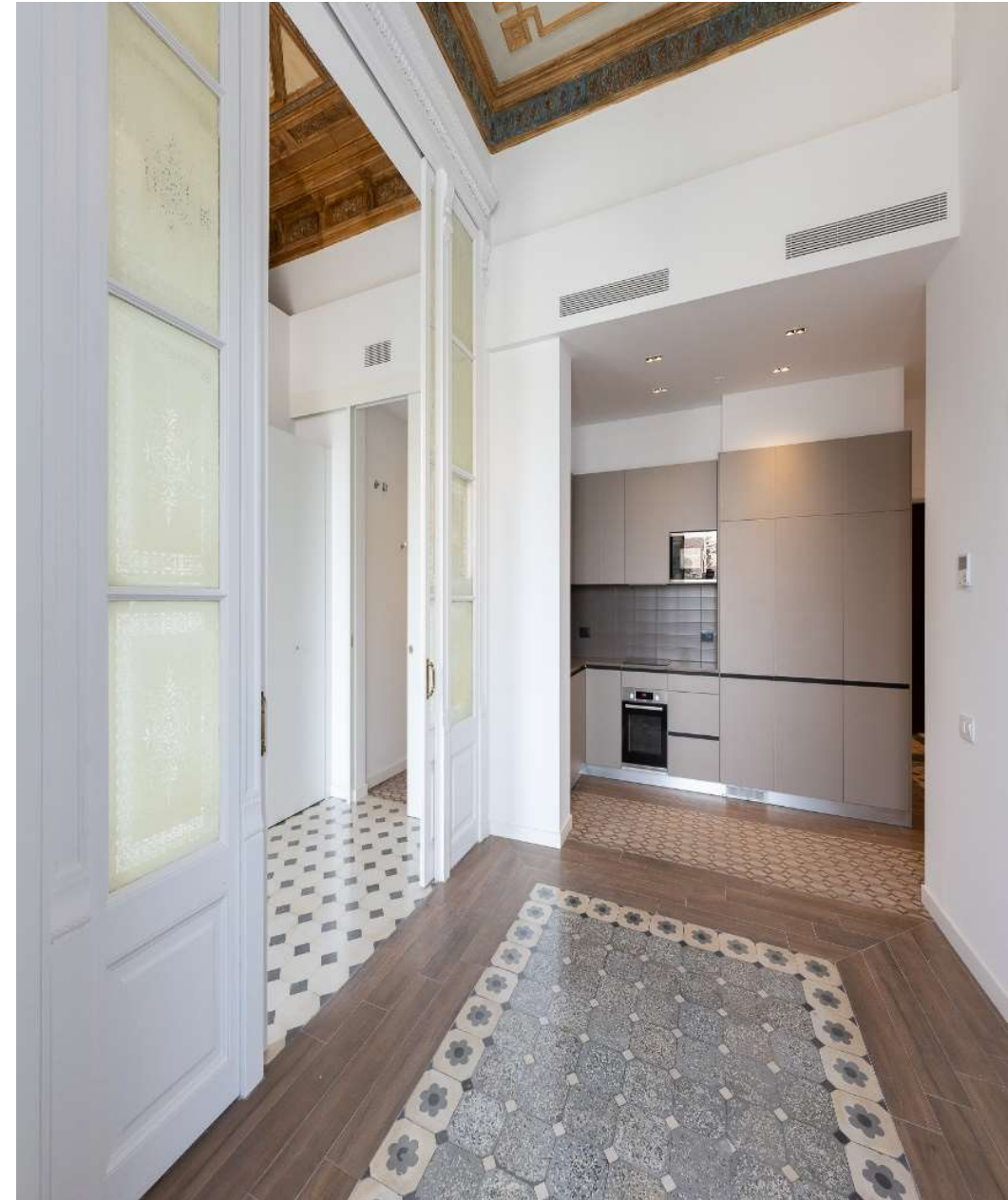
ENTLO 4
108,74 m2 BUILDED SURFACE
15,04 m2 TERRACE
2 BEDROOMS · 2 BATHROOMS
SOLD OUT

PRAL 1B
55,85 m2 BUILDED SURFACE
5,22 m2 BALCONY
1 BEDROOM · 1 BATHROOM
SOLD OUT

1º 3ª
144,67 m2 SUPERFICIE CONSTRUIDA
3 DORMITORIOS · 3 BAÑOS
4,39 m2 BALCONY
SOLD OUT

2º 2ª
47,11 m2 BUILDED SURFACE
1 BEDROOM · 1 BATHROOM
2,18 m2 BALCÓN
SOLD OUT

2º 4ª
108,85 m2 BUILDED SURFACE
1,1 m2 BALCONY
2 BEDROOMS · 2 BATHROOMS
SOLD OUT



3° 1ª

47,6 m2 BUILDED SURFACE
102,28 m2 TERRACE
1 BEDROOM · 1 BATHROOM
SOLD OUT

3° 3ª

67,06 m2 BUILDED SURFACE
15,22 m2 TERRACE
2 BEDROOMS · 1 BATHROOM
SOLD OUT

3° 2ª

57,86 m2 BUILDED SURFACE
27,91 m2 TERRACE
1 BEDROOM · 1 BATHROOM
SOLD OUT

Ático 1°

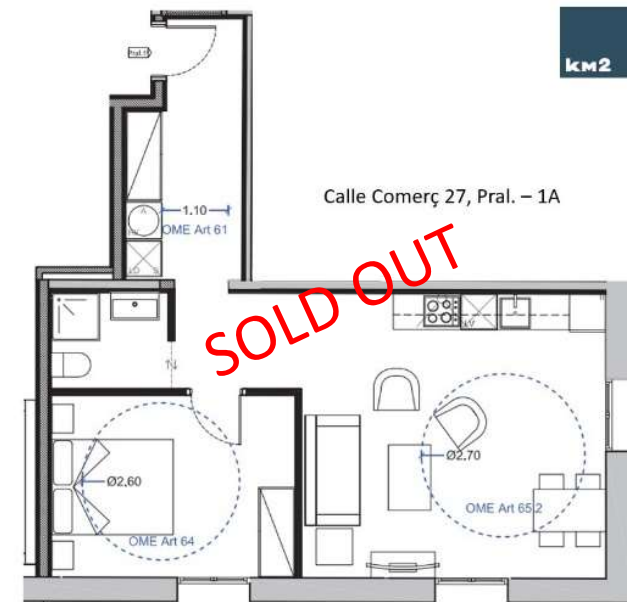
52,74 m2 BUILDED SURFACE
8,35 m2 TERRACE
1 BEDROOM · 1 BATHROOM
SOLD OUT



ENTLO 4
108,74 m2 BUILDED SURFACE
15,04 m2 TERRACE
2 BEDROOMS · 2 BATHROOMS
SOLD OUT



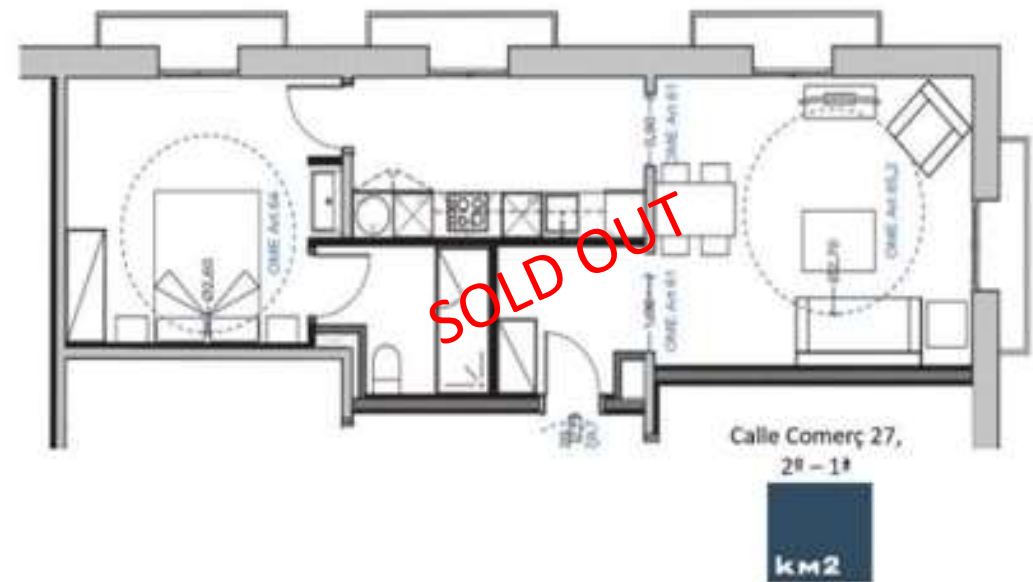
PRAL 1A
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11,85 m2 BALCONY
1 BEDROOM · 1 BATHROOM
SOLD OUT



1º 2ª
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1 BEDROOM· 1 BATHROOM
4,39 m2 BALCONY
SOLD OUT



2º 1ª
61,48 m2 BUILDED SURFACE
1 BEDROOM· 1 BATHROOM
4,39 m2 BALCONY
SOLD OUT



3° 2ª
57,86 m2 BUILDED SURFACE
27,91 m2 TERRACE
1 BEDROOM · 1 BATHROOM
SOLD OUT



3° 3ª
67,06 m2 BUILDED SURFACE
15,22 m2 TERRACE
2 BEDROOM · 1 BATHROOM
SOLD OUT



Ático 1°
52,74 m2 BUILDED SURFACE
8,35 m2 TERRACE
1 BEDROOM · 1 BATHROOM
SOLD OUT



CONDITIONS & DOCUMENTS REQUIRED

Utilities are not included in the price

Pets could be allowed

Community fees and property taxes are included

Conditions and Required Documentation

- 7 years contrat according to LAU
- 1 year minimum mandatory rent

- 1 month mandatory deposit + 2 month owner deposit (depending of the solvency)
- Payment in advance of the first rental month
- The latest 3 payslips
- Job contract
- Income Statement in case of being self-employed
- Deed of the company in case of being a company
- IDC or NIE photocopy
- Bank account
- The rental cost cannot exceed the 40% of tenant's income

All these documents must be sent by Garantify link located in our website www.km2.es

In the case of not having this documentation, either a guarantor with a Spanish contract or a minimum 6-month deposit will be needed.

NO AGENCY FEES





km2

Rambla Catalunya 60, 5º1ª
08007 Barcelona

Tlf 93 215 42 00

comercial@km2.es
www.km2.es