



## Apartment of the Plaça de les Patates

725 €

Modern, brand new apartment for rent, with a built area of 746 m<sup>2</sup> (37,1 m<sup>2</sup> usable area), located in a privileged location with direct views of the emblematic Plaça de les Patates.

The apartment, which is delivered UNFURNISHED, has a functional distribution that includes a double bedroom, a full bathroom and a bright kitchen-dining room with access to a balcony.

To guarantee maximum comfort throughout the year, the apartment is equipped with two air conditioning units with heat pump (cold and hot).

The owners declare that the apartment meets the habitability conditions required by current legislation and has the corresponding habitability certificate (CHG00137926009) and energy efficiency certificate (D-88 and C-15).

The lease will be formalized through a habitual residence contract, which guarantees the tenant the right to remain in the apartment for a minimum of 5 years through mandatory annual extensions for the property.

It also establishes the deposit of one month of legal security and regulates that the rent update and maintenance of the property strictly comply with the Urban Leases Law (LAU).

Regarding the legal framework of the price, it is reported that the construction of the multi-family property was completed on January 16, 2026, as evidenced by the Final Certificate of Construction and Habitability of the technical management (Construction License No. OBMA2025000023).17496

As it is a New Construction property less than five years old, this unit is excluded from the limitations of the price reference index, the rent offered being freely agreed between the parties.



Likewise, the property declares and ratifies that it does not have the condition of large holder in accordance with the applicable legal regulations.

A unique opportunity to launch a high-efficiency and quality home in the city center.

<b>Transaction:</b>	Rental	<b>Category:</b>	Flat
<b>Work category:</b>	New construction	<b>Situation:</b>	TINTS, 9 2-2, Figueres, Alt Empordà
<b>Built area:</b>	46 m <sup>2</sup>	<b>Useful area:</b>	37 m <sup>2</sup>
<b>Occup. cert.:</b>	CHG00137926009	<b>Condition:</b>	Perfect condition
<b>Rooms:</b>	1	<b>Bathrooms:</b>	1 bathroom
<b>Air conditioning:</b>	Yes	<b>Balcony:</b>	Yes
<b>Lift:</b>	Yes		

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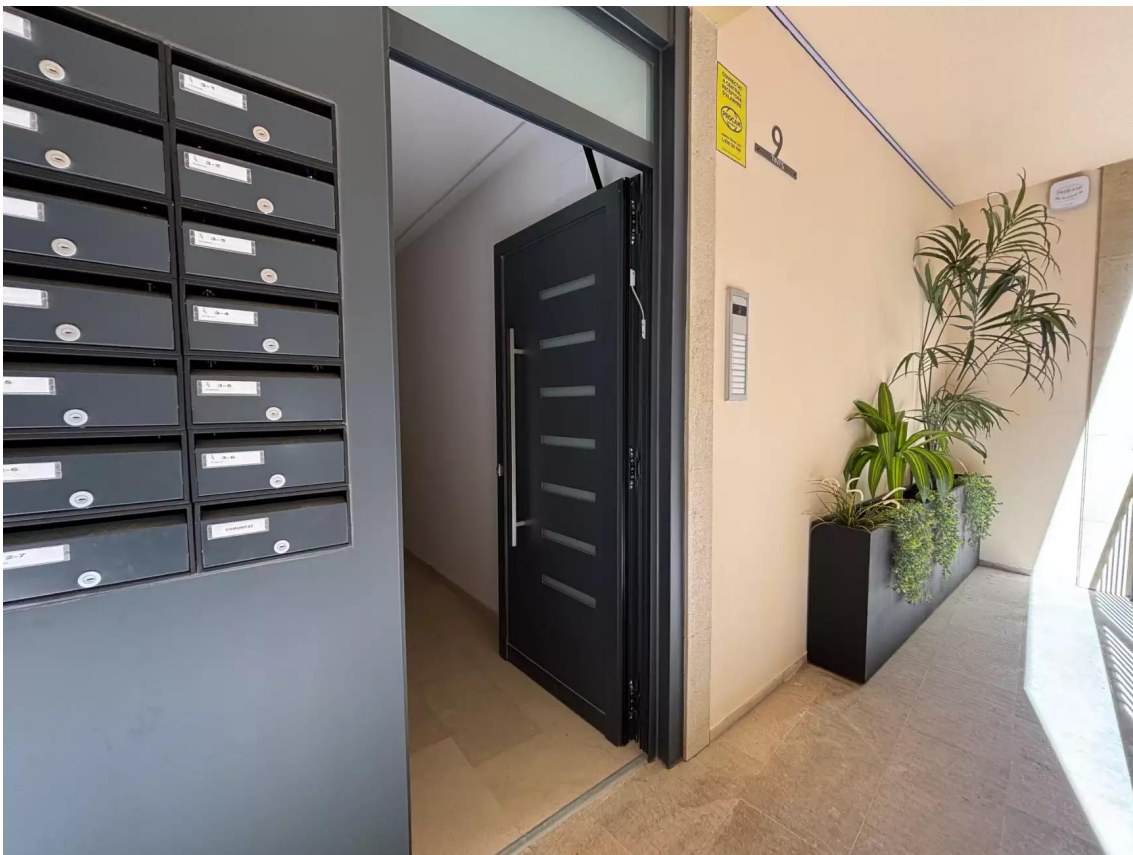
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