



Duplex at Plaça de les Patates

1.100 €

A brand-new, modern duplex apartment is available for rent, featuring a built area of 1794 m² (68 m² of usable space) and situated in a prime location with direct views of the iconic Plaça de les Patates.

The property is rented UNFURNISHED and features a functional duplex layout.

The ground floor comprises a single bedroom, a full bathroom, and a bright kitchen-dining area with access to a balcony.

The upper floor features a suite with a walk-in closet and a full bathroom.

To ensure maximum comfort year-round, the apartment is equipped with two air conditioning units with heat pumps (providing both cooling and heating).

It also includes a parking space and a storage room in the same building.

The owners confirm that the apartment meets all habitability requirements under current legislation and holds the corresponding certificate of occupancy (CHG00137926019) and energy efficiency certificates (D-72 and C-12).

The lease will be formalized as a primary residence contract, guaranteeing the tenant the right to remain in the apartment for a minimum of 5 years through annual extensions that are mandatory for the landlord. Additionally, the contract stipulates a security deposit equivalent to two months' rent and ensures that rent adjustments and property maintenance strictly comply with the Urban Leases Act (Llei 11/2011).

Regarding the legal framework for the rental price, please note that the price is not subject to the annual indexation provided in the Urban Leases Act (Llei 11/2011).



construction of the multi-family building was completed on January 16, 2026, as certified by the technical team's Final Construction and Habitability Certificate (Building Permit No. OBMA2025000023).

As this is a newly built property less than five years old, the unit is exempt from price reference index limitations; the offered rent has been freely agreed upon by the parties.

Furthermore, the property owner declares and confirms that they do not qualify as a "large-scale landlord" under applicable regulations.

A unique opportunity to be the first to live in a high-quality, highly energy-efficient home in the city center.

Transaction:	Rental	Category:	Flat
Work category:	New construction	Situation:	TINTS, 9 3-5, Figueres, Alt Empordà
Built area:	94 m ²	Useful area:	68 m ²
Condition:	Perfect condition	Rooms:	2
Bathrooms:	2 bathrooms	Parking:	Yes
Utility room/area:	Yes	Central heating:	Yes
Air conditioning:	Yes	Balcony:	Yes
Lift:	Yes		

GIRONA

Migdia, 50, baixos - 17002

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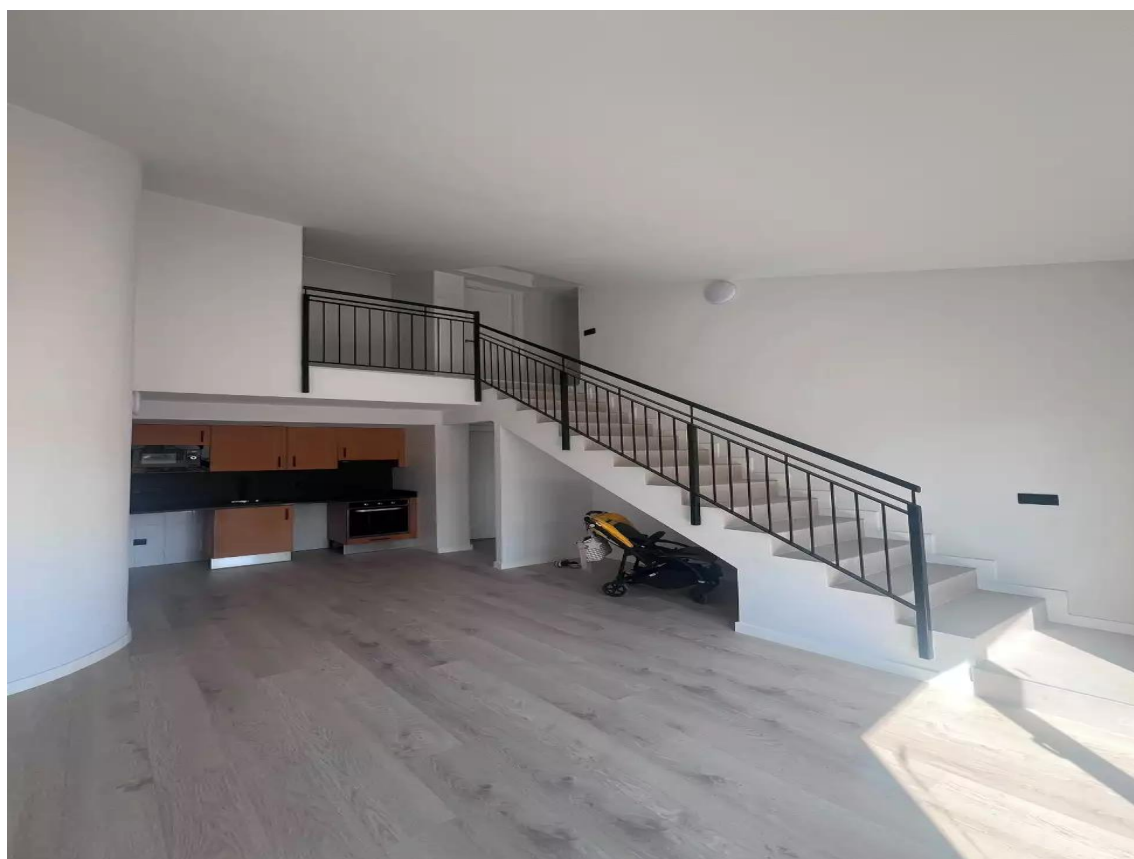
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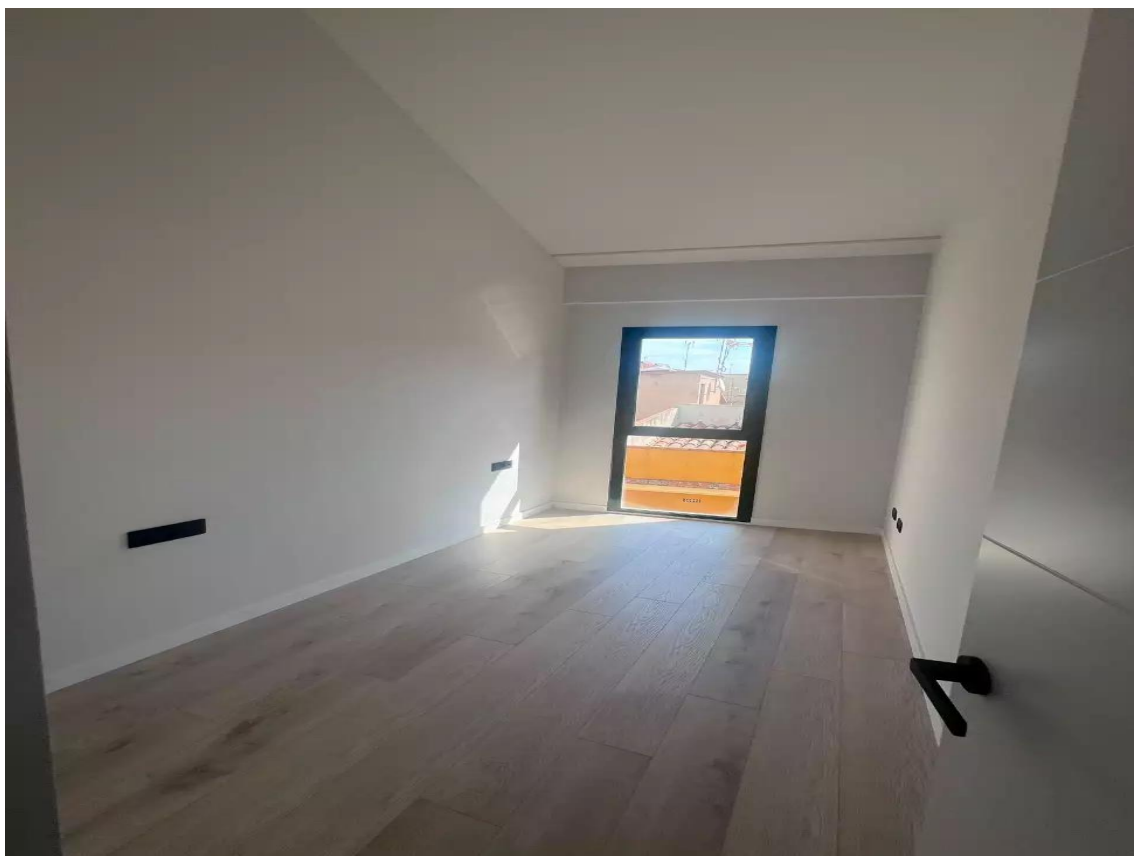
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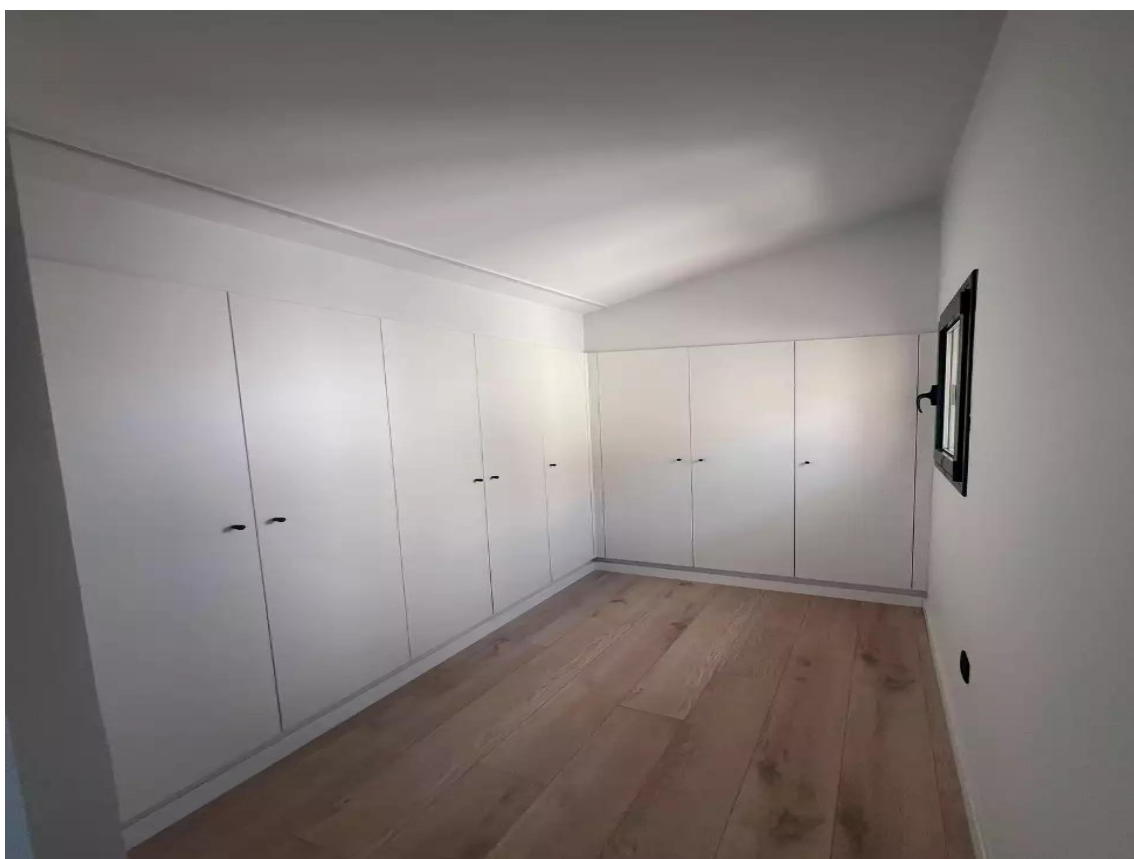
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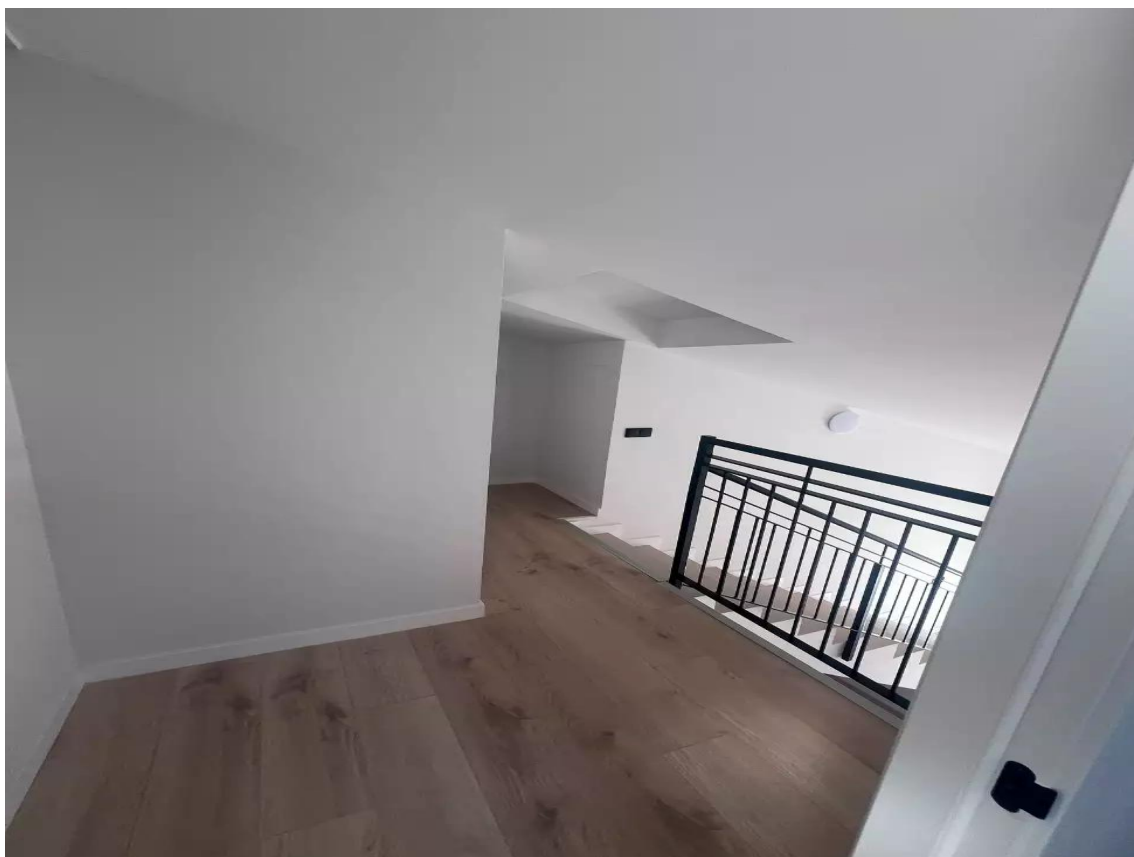
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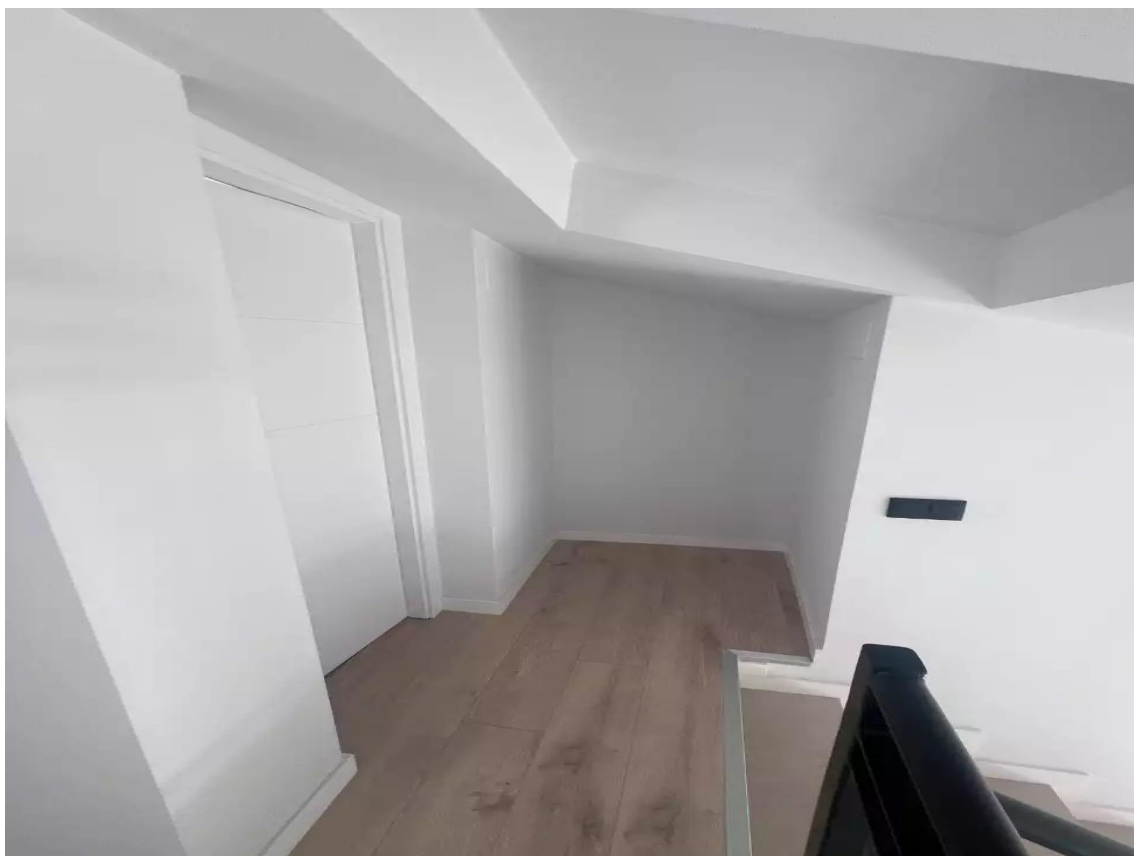
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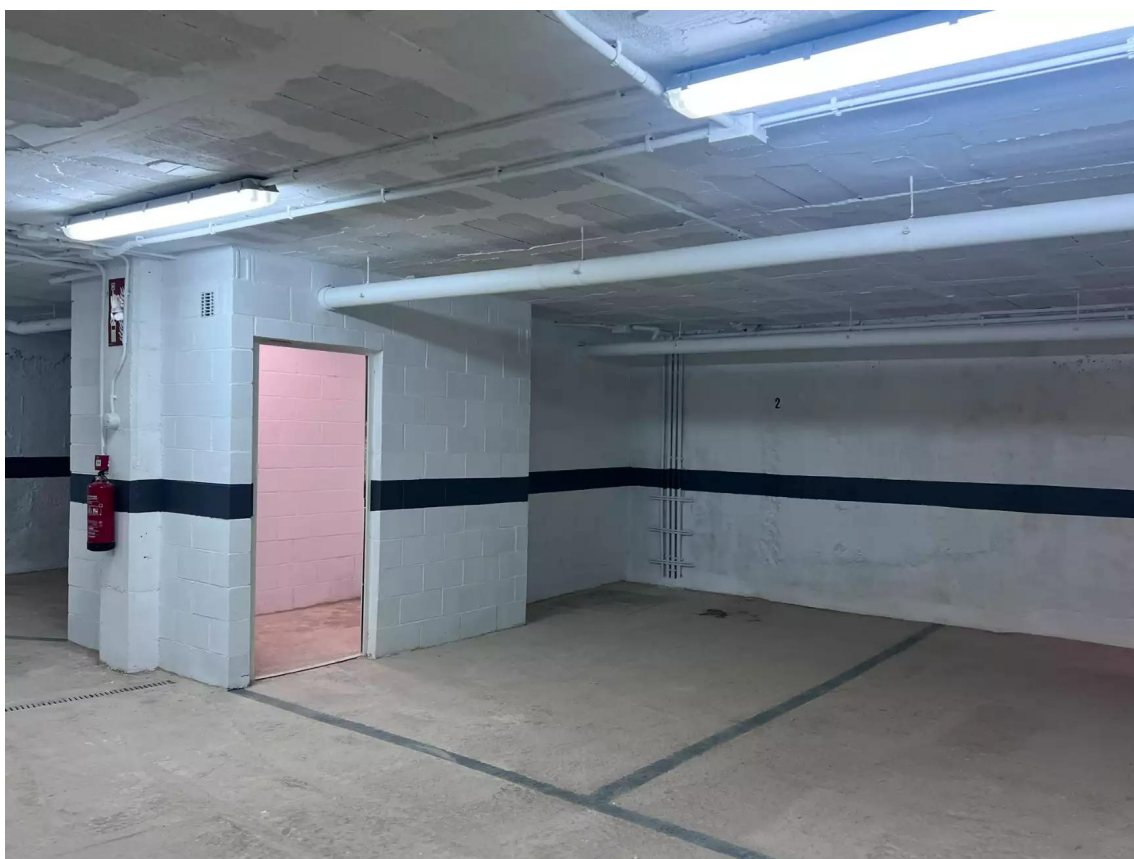
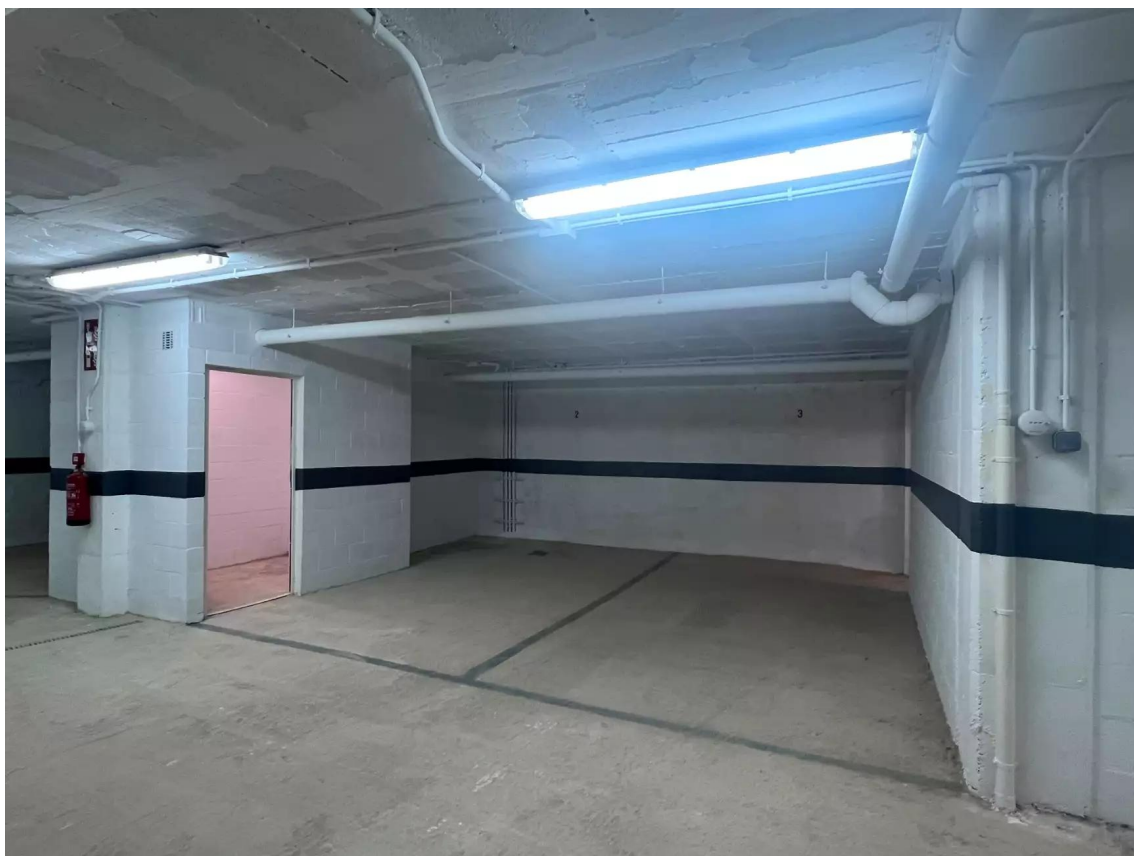
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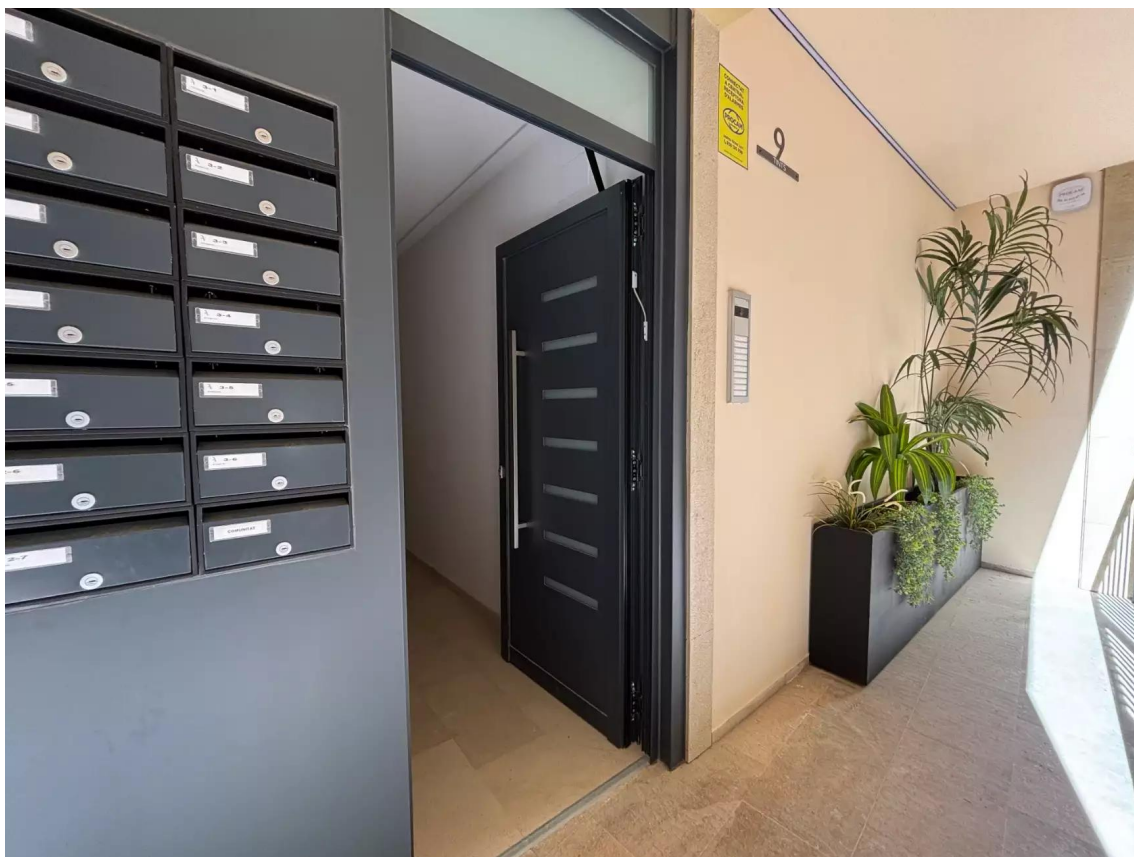
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