



5



2



200m<sup>2</sup>



0m<sup>2</sup>

Ref: FV4260

**590,000 €**

(Valencia City)



Magnificent 202m<sup>2</sup> apartment in a prime area of Valencia, The street is called Gran Vía de les Germanies. This 1963 building, was designed by Facundo Martínez, who brought his experience of European design at the time to Valencia, in order to create unique buildings. The property stands out for its layout, light and spaciousness. Located on a high floor with elevator, and recently renovated in its entirety with great style and quality materials, this 202m<sup>2</sup> property has a pleasing distribution. When entering the house we find a large hall that gives way to the living-dining area which consists of about 42 m<sup>2</sup> distributed in three different rooms. The kitchen with central island is fully equipped. It has 5 spacious bedrooms (previously there were 6) and 2 bathrooms. Prior to the renovations there was an additional toilet, but the renovations allow for a better use of space. The Master suite is 29 m<sup>2</sup> and has a separate bathroom and dressing room. The double bedroom has a balcony with breathtaking views to Gran Vía. One of the other rooms has a large viewpoint and is currently fitted out as a living room studio due to its large size. The other two double rooms are currently used as offices and ironing rooms. The flat itself is very bright and quiet, with double double-glazed windows, natural gas central heating, air-conditioning through ducts and decalcifier. The walls have a modern smooth finish, floors are a mixture of wooden and porcelain, and the interior carpentry is white lacquered wood. The price of the house includes a roof storage room, and it is possible to arrange a parking space for rent. The building has a closed circuit security system. LOCATION Located in one of the best areas of the city, the Eixample-Gran Vía, the building is also right beside the traditional and modern district of Ruzafa, which is now one of the most sought after areas to live in, with a great level of socio-cultural activity. All the typical urban services and leisure amenities are on the doorstep, it is well connected via road and public transport, and it is close to the AVE station, where the high-speed train connects with Madrid in 1.5hrs. Close to schools, supermarkets, health centres and restaurants, it is an excellent area for families, couples and professionals alike. A particularly special feature is that in just a few minutes, you can immerse yourself in both the commercial area of Valencia and equally the beautiful gardens and park of the River Turia and those around the City of Arts and Sciences, allowing you to enjoy both metropolitan life and nature, all within the city.



