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1271m²



2357m²

Outstanding villa of exclusive quality and design in the private and luxurious urbanisation of "LA CRUZ DE GRACIA". It has a total built area of 1.271 m², of which 724 m² correspond only to housing and the rest to a basement where there are 8 parking spaces and much more. All this on a magnificent square plot of 2.357 m², where every detail has been taken care of. On the ground floor, the property has a spacious entrance hall that you won't find even in the best hotels. The whole house revolves around a large covered patio with a beautiful glass dome worthy of the great mansions of the 16th century, which results in a house where light is the protagonist. The hall is flanked by all the rooms that make up the ground floor: an enormous office, a practical dining room of more than 40 m² for 22 guests, which can also lead to a large living room. Then we find the most familiar part of the house; an enormous kitchen/dining room with two large windows and completely glazed on one side to another large living room of approx. 70 m². On the first floor, which can be accessed by a beautiful staircase or a comfortable glass lift, there are 5 bedrooms, all of them double and with their own large bathroom. In addition, the master bedroom has an entrance hall, a huge dressing room, access to a terrace with beautiful unobstructed views and a grandiose bathroom with a beautiful designer bathtub and walk-in shower, as well as a spectacular dressing table. The basement floor houses a huge garage for 8 cars, a billiard and games room, a gym, a massage room with sauna and shower, a huge laundry room, a machine room for boilers and several rooms currently used as storage rooms but with very diverse uses. The property also has a huge covered terrace of about 120 m², a 10x4 m swimming pool, attached to the terrace, covered and heated (to enjoy it even in winter), with a separate jacuzzi and a covered paellero with two fridges, next to a bathroom with shower. As for the finishing touches, what can we say if the interior design was directed by the prestigious Valencian interior designer Ana M^a Álvarez Collado. Exclusive marble floors throughout the house, except in the bedrooms where the warmth of the natural wood flooring is unrivalled, solid walnut interior doors of exclusive design, built-in wardrobes in dressing rooms and bedrooms, solid steel railings with exclusive decorative work and oak handrails to match the doors, high quality plaster carvings, bathrooms designed with the utmost elegance, where every detail is studied conscientiously. The exterior carpentry is made of matt grey aluminium, mostly sliding, with 32 mm "Climalit" glass laminated on both sides, which provides unbeatable thermal and noise insulation. It has a heating system with natural gas radiators throughout the house by means of three boilers assisted by three solar panels located on the roof. It has a hot/cold air conditioning system by means of "splits" in all the habitable rooms. It has perimeter alarm installation, fibre optics, water softener. Exterior lighting, grilles, mosquito nets and motorised access door to the property. The property has a beautiful garden of consolidated design, in which not a single square metre of the plot has been forgotten, a play area for children with swings and a see-saw under a refreshing pine grove, a beautiful paellero with kitchen, fridge, toilet with shower,...etc. There is no lack of details. The property is located within the exclusive urbanisation "La Cruz de Gracia", with 24 hours security and access control, with communal garden areas, perfectly urbanised streets and a sports centre (fronton, tennis and basketball courts, children's playground, etc.) for the exclusive use of the residents of the urbanisation. The urbanisation is located just in front of the Heron City Shopping Centre in Paterna and just 300 metres from the CV-35 which takes you by car to Valencia in less than 5 minutes. LOCATION Godella has an ideal location from which it dominates the entire northern huerta of Valencia, being one of the closest towns to Valencia. It stands out for its proximity and good accessibility to the capital, the airport, beaches and motorways and has international schools, sports and leisure centres, golf courses, social clubs and shopping centres in the surrounding area. A perfect place to live enjoying the wide open spaces next to nature. It has a population of 13,031 inhabitants. Surface area 8.4 km². Density 1.551,31 inhabitants/km².

Ref: FV4048

1,975,000 €

(Godella)



