

€295,000 Apartment - Sold

## 118m<sup>2</sup> open plan apartment on a central Valencia street to buy and renovate to suit the new owner's needs and taste

Spain » Valencia » Valencia City » El Pla del Remei » 46004

**3** Bedrooms    **1** Bathrooms    **118m<sup>2</sup>** Floorplan



Contact us today for more information or to arrange a viewing

+34 960 077 790 • valencia@lucasfox.com • lucasfox.com • Calle Hernán Cortés 28, Valencia, Spain

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### OVERVIEW

## A wonderful opportunity to acquire a spacious city centre property and personalise it down to the last detail.

A sunny fourth floor property in an attractive, south-facing, Modernista building on one of the main avenues in the city of Valencia. The apartment features 2 beautifully designed south-facing balconies over the street below, which is one of the most central, tree-lined streets in the city. The apartment also has interior facing windows, looking North West, over the bright interior patio. This apartment is ideal for someone looking to purchase a property at the heart of Valencia City at a good price and to renovate it entirely to create their own dream home.

The apartment is currently a lawyer's office and consists of a waiting room, a reception room, 2 private offices and a large communal work space, as well as a bathroom and a storeroom. This open plan design leaves the new owner to arrange the rooms as best suits their needs and generally allows for great flexibility when defining the layout. There is space for a particularly spacious living area with large windows overlooking the interior patio and 2 or 3 bedrooms.

The building has typical Modernista features dating back to the beginning of the 20th century. The interior façades were renovated to install large windows in order to maximize natural light in the property.

The apartment is in an excellent location, with a sunny southern aspect, very near to Colon Market and the Turia riverbed gardens.



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Lift, Natural light, High ceilings,  
Modernist building, Transport nearby,  
To renovate, Exterior, Balcony

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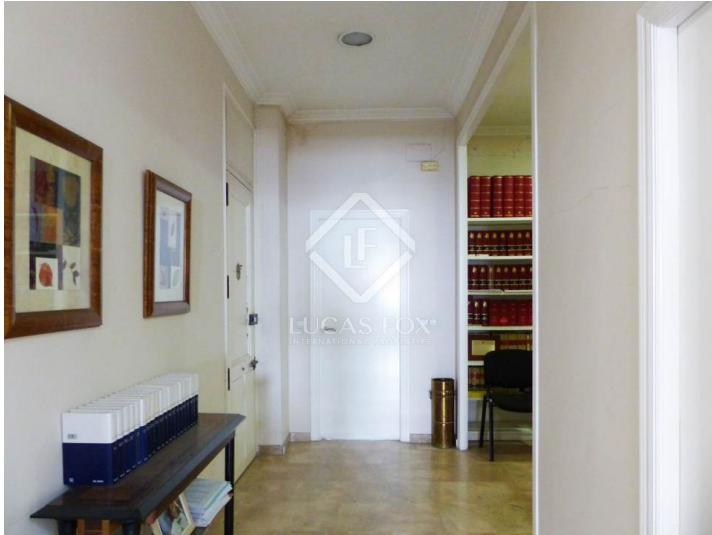
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