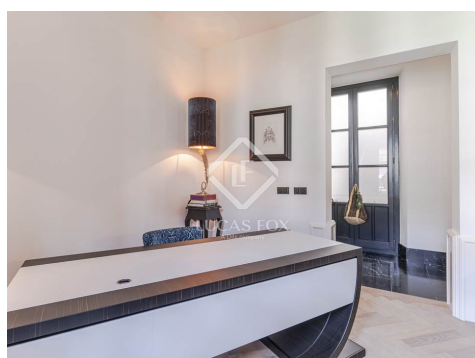


€950,000 Apartment - For sale - Exclusive listing

## Luxury and design apartment, in Gran Via de Colón, Granada.

Spain » Granada » 18010

**2**      **2**      **160m<sup>2</sup>**  
Bedrooms    Bathrooms    Floorplan



Contact us today for more information or to arrange a viewing

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### OVERVIEW

## Exclusive 160m2 apartment with triple living room, high ceilings and views of the Sierra Nevada, on Granada's most prestigious avenue: Gran Vía de Colón.

There are places that can't be described, they're experienced. Gran Vía de Colón, Granada's most noble artery, is one of them. And in one of its widest and brightest stretches, where the trees create a green corridor and the peaks of the Sierra Nevada can be seen in the background, lies this property. It's not a renovated apartment. It's a space reinterpreted with respect, with intention, with skill.

The corner building was built in 1900. Unlike the terraced structures that abound in the historic centre, this property enjoys light from three orientations and unusual proportions. The façade was recently restored, an intervention that preserves the original features but brings the building up to the standard it deserves.

Inside, the 160 m<sup>2</sup> have been carefully organized to enhance spaciousness and visual continuity. The current layout eliminates unnecessary compartmentalization: the space is organized around three connected living rooms with balconies, designed for contemplation, conversation, or simply relaxing. Two spacious bedrooms complete the property, along with an open kitchen with a simple yet functional design.

The materials chosen aren't meant to attract attention, but rather to endure. High-end Italian marble covers much of the floor, with an integrated radiant heating system. In other rooms, solid oak, hand-installed in a French herringbone pattern, provides warmth and texture. The air conditioning, using an industrial-spec Mitsubishi system, allows for precise and quiet zone control.

Eleven large windows—all new, made by Conely, a specialist in carpentry for heritage buildings—allow natural light to flow into every room. The classic, custom-made interior doors and a solid walnut main door complete a cohesive and refined ensemble, where every element has been carefully chosen.

This apartment doesn't respond to fads or passing trends. It's a space built on clear ideas: proportion, noble materials, silence. A place designed for those who recognize the value of the essential, and understand that true luxury doesn't need explaining.

Contact us for more information or to arrange a visit!



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Natural light, Marble flooring, High ceilings,  
Underfloor heating, Views, Utility room,  
Transport nearby, Storage room,  
Renovated, Open kitchen,  
Near international schools, Double glazing,  
City views, Alarm, Air conditioning

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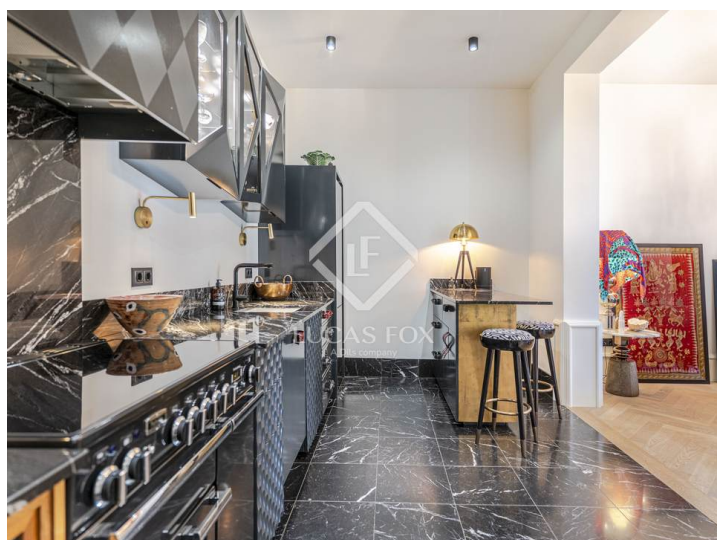


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