

€925,000 Apartment - For sale

## Excellent 3 Bedroom apartment for sale in San Sebastián, Basque Country

Spain » Basque Country » San Sebastián »

**3** Bedrooms  
**2** Bathrooms  
**107m<sup>2</sup>** Floorplan



Contact us today for more information or to arrange a viewing

+34 943903720 • sansebastian@lucasfox.es • lucasfox.com • Paseo de Miracocha 20 Bajo Local izq, San Sebastián, País Vasco, Spain

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### OVERVIEW

## Designer property , with abundant natural light, 3 bedrooms, luxury finishes, in a privileged location very close to the Urumea River

Lucas Fox presents this spectacular property in the heart of the Romantic Area of San Sebastian, on the prestigious Prim street, next to Plaza de Bilbao. Its privileged location allows you to enjoy the city in total comfort, just a few minutes from La Concha beach, the Old Town and the Buen Pastor Cathedral.

This exclusive flat, completely renovated with luxury finishes, has 107 m<sup>2</sup> built and 87 m<sup>2</sup> usable, with a modern and functional layout without a corridor, which maximizes each square meter. It is a very bright property , as it faces west and has three large exterior windows facing Prim Street. Upon entering the property, we are greeted by a large open-plan space that integrates the living-dining room and the open kitchen, providing a great feeling of spaciousness and luminosity.

The property has two bedrooms, one of them with an en-suite bathroom , as well as a second full bathroom . It also has a separate office, ideal as a work or study area. The custom-designed kitchen, from prestigious brands, equipped with high-end appliances , blends harmoniously into the day area, without separation, creating a sophisticated and welcoming atmosphere.

The property has luxurious qualities, it is the product of a complete refurbishment , located on a third floor , it is quiet and its high ceilings provide great spaciousness.

It has been renovated with high quality materials, it is a unique product, the renovation was carried out with luxury materials and a careful quality carpentry project on floors, cabinets, kitchen and decorative panels, with lighting with NULA brand LED lights integrated in specific places.

The property is very cosy, with walls lined with sawn oak wood. The two bedrooms are equipped with large built-in wardrobes from the Italian brand PORRO. The carpentry is of high quality, designed with a low profile and large windows, enjoying clear views towards Prim Street.

The kitchen has a ceramic hob and a gas hob, it is from one of the best brands on the market (BULTHAUP with appliances from the MIELE and BOSCH brands), integrated into the living room by an island with a beautiful countertop.



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Lift, Wooden flooring, Natural light, Transport nearby, Storage room, Renovated, Open kitchen, Heating, Exterior, Equipped Kitchen, Double glazing, Air conditioning

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The floor is made of solid wood and the heating system is installed under the floor, with grids in strategic places. It has an individual hot water system and mains gas heating. TECHNAL windows, double glazed, with thermal breakpage1image37930832

Marble and oak bathrooms, with VOLA-Arne Jacobsen (Denmark) taps. Bathtub and sanitary ware: DURAVIT (Philip Starck), GEBERIT.

The property has AERMEC brand air conditioning. Heating with integrated RUNTAL radiators, which create a comfortable atmosphere, with an extraordinary design of yesteryear, of timeless beauty.

Located in an emblematic building, the property enjoys impeccable communal areas, with elegant lobbies, marble staircases and noble materials, with the ITE passed, and a walkable roof.

It has no architectural barriers and entrances through two portals, which provides greater comfort and versatility in movement. Access via the river walk is accessible and has a space to leave bicycles. The main portal faces Prim Street and is very stately, it has been restored maintaining its original design, with moldings on ceilings and baseboards, appliquéés, ornamentation,

A unique investment opportunity in one of the most sought-after areas of San Sebastian.

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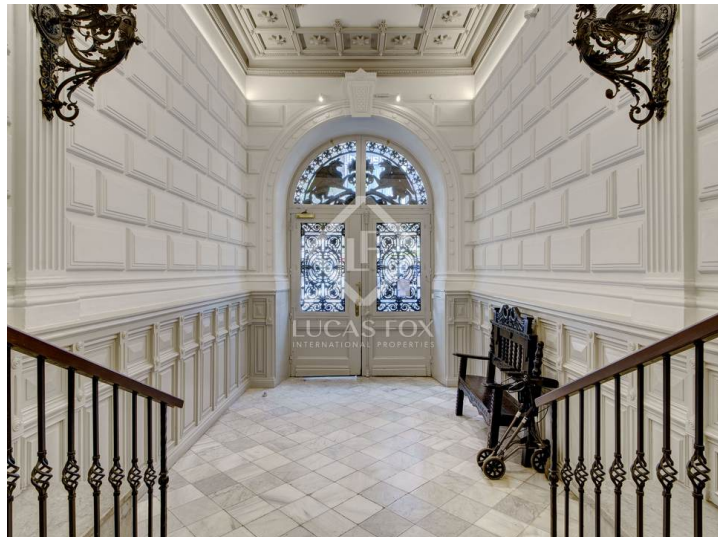
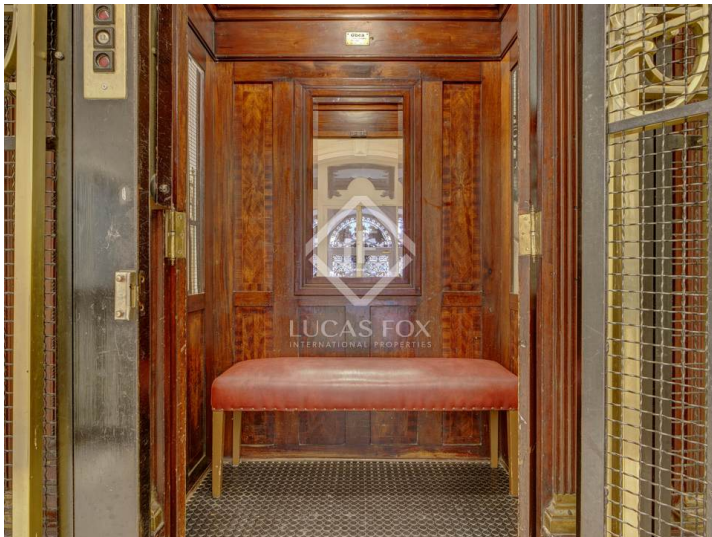
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