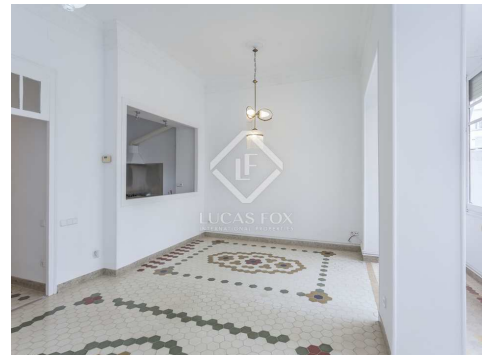
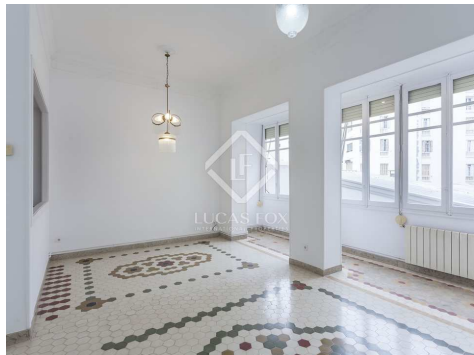


€360,000 Apartment - Sold

## An impressive 3-bedroom modernist apartment for sale in the heart of Eixample, Valencia

Spain » Valencia » Valencia City » Ruzafa » 46005

**3** Bedrooms    **2** Bathrooms    **112m<sup>2</sup>** Floorplan    **2m<sup>2</sup>** Terrace



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### OVERVIEW

**A well appointed 3-bedroom apartment with high ceilings, large windows and mosaic tile floors throughout in an ideal location between Gran Via and Ruzafa neighbourhoods.**

An impressive modernist apartment in the heart of Valencia's Eixample area. It has a built surface area of 112 m<sup>2</sup> and 109 m<sup>2</sup> of living area and offers a practical layout comprising a spacious entrance hall, two double bedrooms, one single bedroom, two bathrooms, and a very spacious lounge with semi-open kitchen. It has an ideal east-west orientation and lovely exterior views.

The property is ideally located on a quiet street in an area where Ruzafa and Gran Via neighbourhoods meet. From there you can walk to the main town square, as well as Valencia's commercial hub and the Medieval centre, Ciutat Vella, within 10–15 minutes. On the other side you will find Ruzafa's famous food market and the newly inaugurated Central Park where you can enjoy beautifully designed picnic areas, children's play area as well as outdoor fitness equipment and a myriad of fountains and water features. If you wanted to venture further, the apartment is also very well connected by public transport, where you can reach the Las Arenas beach and the airport within 20 minutes. Valencia's mainline and suburban train stations are both within a 15-minute walk.

As you approach the building, it strikes you with its beautiful façade, embellished with the organic and flowing forms of plants and flowers. The building, constructed in 1924 is one of the most impressive examples of the modernist (art nouveau) architecture characteristic of that era. Its exterior parts have been very well maintained and the interior is currently undergoing full renovation, bringing the lift to the ground floor, restoring and repainting the grand entrance and the internal courtyard. All the costs of this renovation have already been covered, so the new owners will be able to enjoy the result without any additional investment from their side.

The apartment itself enjoys similar style high ceilings with period mouldings. Its space is divided into a welcoming entrance hall area which flows into a further small room directly in front, a night zone and a day zone, complimented with two bathrooms.



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Lift, Natural light, Mosaic tile flooring,  
 High ceilings, Modernist building,  
 Transport nearby,  
 Near international schools, Heating,  
 Exterior, Equipped Kitchen

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<b>3</b>	<b>2</b>	<b>112m<sup>2</sup></b>	<b>2m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Terrace

The space facing the street currently houses two double bedrooms and has an easterly aspect. The two double bedrooms, are of a generous size. One of the bedrooms has a built-in wardrobe, and access to a small balcony. Both have a lot of character, with large floor-to-ceiling doors and windows. The third bedroom, can be made into an extension of the entrance reception area or turned into an office or library or used as a small bedroom or playroom. The space where there is currently a lounge and the kitchen is facing a very large patio with West orientation, letting in a lot of afternoon sun due to having a set of large windows that cover almost the entire back wall.

The apartment offers many possibilities.

It can be lived in as it is in its current state, or upgraded for increased comfort and rental or re-sale value. Due to its prime location and incredible charm, it can be equally appealing as a home or a second residence as well as an interesting investment opportunity both yield or upgrade and re-sale types of projects.

Although the refurbishment is not new, the apartment is in a full functioning and liveable condition. It has newly painted walls and windows, central gas heating as well as all moderns conveniences a lot of Mediterranean character that make it into a cosy home or an attractive rental option.

Alternatively, if desired, it can be updated with high-end fixtures and materials to achieve a more refined finish. Moreover, its internal layout can easily be changed to swap the night and day zones. Due to its prime location, any further investment into the upgrade of this property will have an excellent return in both short and long term.

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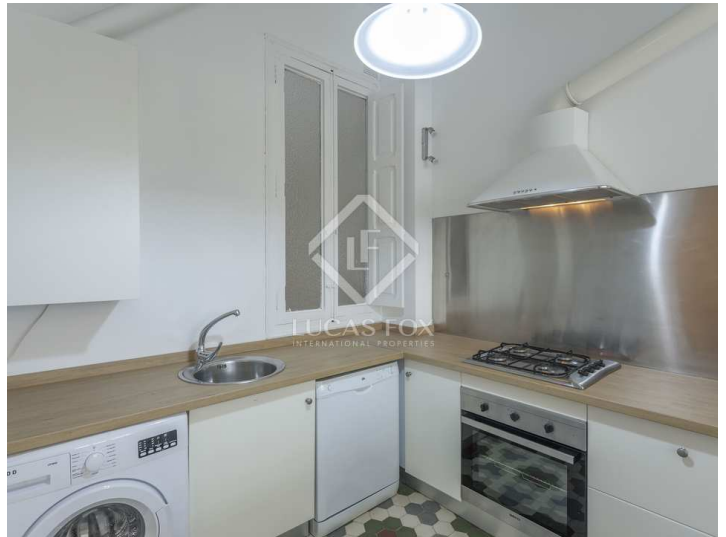
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