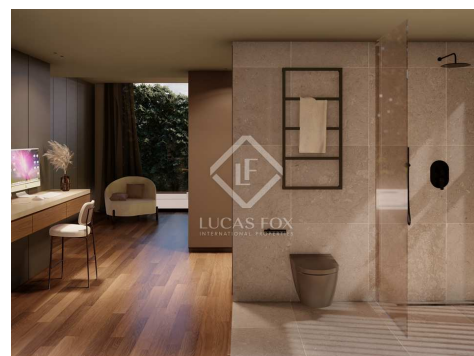
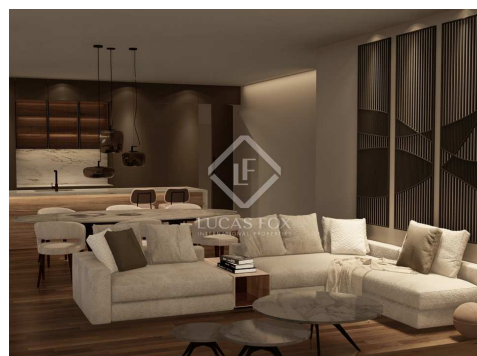


€1,700,000 House / Villa - Sold

## New build 5 Bedroom house / villa with 41m<sup>2</sup> terrace for sale in Godella / Rocafort

Spain » Valencia » Godella / Rocafort » 46111

<b>5</b>	<b>5</b>	<b>304m<sup>2</sup></b>	<b>1,105m<sup>2</sup></b>	<b>41m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace



**Contact us today for more information or to arrange a viewing**

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### OVERVIEW

## A new development of Houses / Villas for sale in Godella / Rocafort, Valencia

Lucas Fox is proud to present one of the most exclusive new build developments on the real estate scene.

In the charming town of Rocafort, you will find Rocafort Elegance, a spectacular single-family home project of the highest quality and design in the best location in Rocafort.

In a property with future revaluation, the essential starting component must be the location and without a doubt Rocafort Elegance enjoys the best possible location in Rocafort, the plot has a frontage on three streets, Blasco Ibáñez avenues and Pintor Benlliure and Padre Luis streets Fullana.

This location allows us to enjoy a unique environment, the neighbourhood of La Colonia, where the most exclusive homes in Rocafort are located, a group of villas of notable historical heritage value promoted by the Valencian bourgeoisie as summer residences in the first half of the century. XX.

We are located one minute walk from Plaza de España and five minutes from the metro station.

This property is designed by one of the best technical teams in Valencia, Murad García (Malek Murad and María García), which is characterized by its excellent architecture and its good and functional design.

If we add another fundamental and necessary ingredient to a good location, such as the quality of the project in its conception and development, we manage to close the circle of added value in a real estate asset, which guarantees its value over time. This project offers quality in every sense: in the large and generous spaces, in the choice of materials and in the comfort of its designs.

The plot has large established trees and especially a beautiful ficus of incalculable value for its crown size and longevity. The tree is on one side of the plot bordering Blasco Ibáñez in a higher part of the plot.



[lucasfox.com/go/val41875](https://lucasfox.com/go/val41875)

Swimming Pool, Garden, Wooden flooring,  
Natural light, Underfloor heating,  
Open kitchen, Exterior, Equipped Kitchen,  
Double glazing, Barbecue, Air conditioning

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The house enjoys a magnificent southeast orientation, which allows it to enjoy abundant sunlight and pleasant cross ventilation, since we are in the highest part next to the town. Even from the terrace on the first floor you can see the city of Valencia in the background and the orchard in the foreground.

At its access there is a closed built parking lot for two vehicle spaces.

The property is distributed over two floors, with a large ground floor of more than two hundred square meters built, which houses the main day areas . While the first floor is close to one hundred square meters.

You are welcomed by a double-height hall next to the staircase and a large living room, the living-dining room with the open kitchen and access to a covered terrace, totaling more than eighty m<sup>2</sup>.

Next to the living room, a guest toilet and a large technical area for washing, pantry, installations, etc., then a multipurpose room with a built-in bathroom that can be used as a master bedroom, games room or leisure area.

On the first floor there are three bedrooms, two very spacious of around twenty-five square meters with a bathroom and another bedroom for guests or whatever use you want to give it.

The villa is equipped with qualities in line with the level of the project, highlighting some examples such as underfloor heating, sectorized air conditioning throughout the property, exterior carpentry with thermal bridge breakage with double glazing, water softener and natural wood flooring.

Contact Lucas Fox for more information about this incredible new build development

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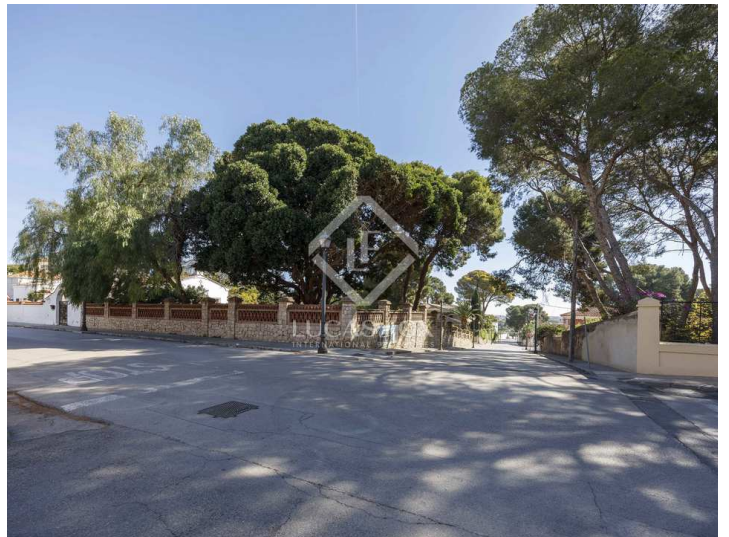
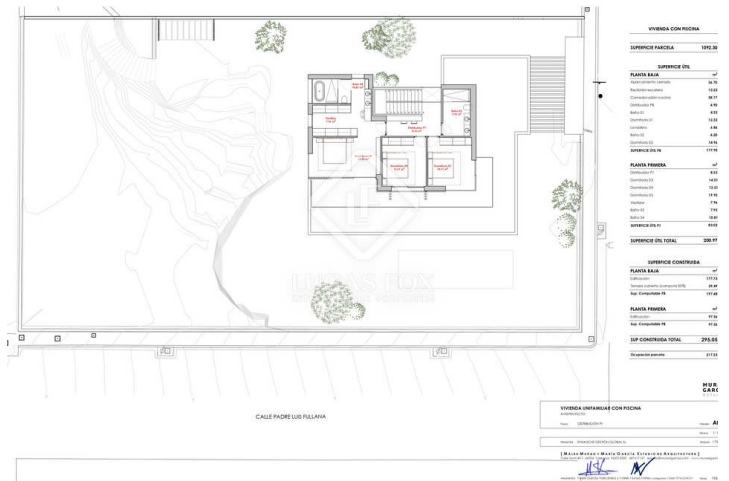
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