

€899,000 Apartment - For sale

## Excellent, newly-refurbished 163m<sup>2</sup> apartment with spectacular views and a 6m<sup>2</sup> balcony for sale in Gran Vía, Valencia

Spain » Valencia » Valencia City » Gran Vía » 46004

**3** Bedrooms    **2** Bathrooms    **163m<sup>2</sup>** Floorplan    **6m<sup>2</sup>** Terrace



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### OVERVIEW

### Fully exterior-facing two-bedroom, two-bathroom apartment, refurbished with high-quality materials, in a building with concierge.

If you are looking for lots of natural light and spectacular views from each room, this newly renovated apartment is ideal for you. Finished with superior-quality materials, like natural wood flooring, bathrooms using Porcelanosa materials, a kitchen from Honnun, and windows by Cortizo (among other luxuries), this property invites you to enjoy an open-plan design to the full. The kitchen, dining and lounge area measures over 60m<sup>2</sup> and leads to two very spacious bedrooms with virtually no space taken up by corridors. Throughout the apartment you will find high ceilings, curved corners and layered heights to add texture and character, and to define the different spaces in its layout. And finally, perhaps its most special feature is that this gorgeous loft-style home allows you to enjoy panoramic views of Valencia's major landmarks from each of its rooms. The entrance, kitchen, living and dining areas, as well as both of the bedrooms, all face the front corner. What's more, the height of this apartment gives you views of not only the entire city but also the majestic mountain ranges in the background that frame the cityscape, plus a distant sea view towards the south. This apartment has no corridors, thereby maximizing its livable space.

We enter the apartment through the stunning, semi-open entrance hall, which has a large built-in wardrobe for coats and shoes and a window for natural light. The space is framed by a minimalist, circular-shaped period molding on the ceiling and a space where an impressive lighting fixture will be hung (included in the sale price). Its perimeter is also framed with an integrated LED backlight.

From this point you find the kitchen and the living area to your left.

The open-plan kitchen is fully equipped with Siemens appliances, including a large fridge and a separate freezer, dishwasher, induction cooker and an oven. Its minimalist design with white integrated cabinets and a dark gray island includes back-lit display cabinets and is covered with an impressive worktop starting at the floor to provide continuity of design. One sheet of stone covers the whole work surface as well as a seamlessly integrated breakfast bar.

At the back of the kitchen, you will find a separate laundry room that is hidden discreetly away.

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Mountain views, Terrace, Concierge service, Lift, Natural light, High ceilings, Wheelchair access, Walk-in wardrobe, Views, Transport nearby, Service lift, Renovated, Panoramic view, Open kitchen, Near international schools, Heating, Exterior, Equipped Kitchen, Double glazing, Domotic system, City views, Chill out area, Built-in wardrobes, Balcony, Air conditioning

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And at the far left of the living area you will find the two bedrooms. The master bedroom has a floor-to-ceiling window spanning the entire length and width of the exterior wall, enabling you to enjoy the impressive views from the comfort of your bed. There is also a door leading to a private balcony, from which you can see Valencia's iconic bullring and the mayor's office. It has enough space to set up a table and chairs or a chaise-longue. To the right of the sleeping area you will find a spacious built-in wardrobe with its own lighting and an elegant curved wall leads you to the en-suite master bathroom with a walk-in shower, custom-made artisan bathroom cabinets and a smart WC.

The second bedroom has two large exterior-facing windows with the same spectacular views, floor-to ceiling wardrobes and a built-in desk. It features a bathroom which is accessed from the living area, as well as a walk-in shower, elegant black-framed shower cabin, a large, round mirror and a WC. All the materials are from Porcelanosa and both bathrooms have windows.

Throughout the apartment are top-quality finishes, such as Porcelanosa ceramics, built-in lighting mechanisms and switches by Jung, French oak flooring laid in a herringbone pattern and much more. It has a central air-conditioning system throughout, offering heating and cooling powered by brand new Mitsubishi devices (that can be found on the building's rooftop).

The building has a daily concierge service, two elevators, and a well-maintained, beautiful entrance and communal areas.

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