

€1,250,000 Apartment - Sold

## Excellent newly refurbished 3-bedroom apartment with 6 m<sup>2</sup> terrace for sale in El Pla del Remei

Spain » Valencia » Valencia City » El Pla del Remei » 46004

<b>3</b>	<b>4</b>	<b>229m<sup>2</sup></b>	<b>6m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Terrace



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

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### OVERVIEW

## Exclusive, spacious and bright luxury apartment newly refurbished with PassivHaus technology and high-end materials and finishes in the heart of El Pla Del Remei.

This fantastic home has many unique benefits. Firstly, its location is unbeatable. It is in an elegant period building constructed to offer enormous windows and high ceilings. It has an on-site concierge service and is nestled in one of the best streets in the highly sought-after El Pla del Remei neighbourhood, a few steps from the emblematic luxury leisure and gastronomy hub, the Mercado de Colon, as well the beautiful green space of the Turia riverbed.

Secondly, this property is sold fully refurbished to the highest standard, including PassivHaus technology. This, innovative method not only makes it a healthy and comfortable dwelling to live in (due to the advanced air filtering system and optimal air humidity and temperature inside), but will also guarantee that your energy bills will be minimal.

And, finally, the property is delivered fully finished with exclusive high-end materials and decorated in an elegant Parisian / Valencian Modernist style that gives it a special streamlined feel while still feeling like a cosy home.

The building has two entrances and two lifts; therefore, each apartment is served by the main lift as well as the service lift which connects to the utility and laundry area of the home. As we enter through the main entrance, we find ourselves in a large and bright, open living space. Its ample proportions fit into an L-shape and boast a large window and an additional floor-to-ceiling sliding door that lead out onto a spacious balcony. The balcony has enough space for a table and chairs to enjoy your meals and drinks al fresco.

The kitchen has plenty of storage and a large island with neolith ceramic countertop. Fully equipped with electrical appliances from Pando brand, including induction stove, extractor fan, oven, dishwasher, fridge and freezer. Next to the kitchen, you will find an elegant guest bathroom with a sink and a guest toilet.



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Terrace, Concierge service, Lift, Wooden flooring, Natural light, High ceilings, Wheelchair access, Walk-in wardrobe, Utility room, Transport nearby, Storage room, Solar panels, Service lift, Service entrance, Renovated, Open kitchen, Near international schools, Heating, Exterior, Equipped Kitchen, Double glazing, Domotic system, Built-in wardrobes, Balcony, Air conditioning

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Through a short hallway we enter the night area, which comprises two large double bedrooms, each with its own en-suite bathroom with walk-in shower, plus an impressive master suite with a walk-in wardrobe area, and a complete bathroom with a freestanding bathtub, walk-in shower, toilet, double sink bathroom furniture, completed with a large wall-to-wall mirror. All bathrooms in the apartment have windows and are finished using large porcelain tiles with natural stone effect.

Moreover, there is a separate laundry room, which also hosts all the PassivHaus machine installations, the vent tower, the aerothermia equipment, etc. and an additional multipurpose space that can be used as a separate reception hall, office or a chill out/game room.

The property will be fitted with elegant finishing touches, such as natural French oak parquet, laid in chevron pattern. The ceiling height will be preserved in main living areas, and embellished with modernist period-style mouldings. Various ceiling and wall structures will be added for a clean aesthetic, hiding such elements as curtain poles, back lighting etc. to add to the overall elegance of design.

The whole space is equipped with built-in wardrobes and integrated led lighting systems that give it a stylish and cosy atmosphere. The hallway area will be fitted with motion sensors that will activate the lights as you walk through it.

For those who wish, there is an option to have the apartment fully furnished at an additional cost. Depending on what stage of the process of refurbishment the buyer reserves the property, there is an opportunity to choose between several colours and types of finishes in the bathrooms, kitchen, flooring and interior carpentry.

The house will keep 21C temperature inside all year around and for the times when you do wish to have a warmer or colder temperature inside, this will be achieved using aerothermal machines, thus reducing the need to consume energy by 70%.

This beautiful apartment is perfect for a family as a main or a holiday residence as it offers an opportunity to live in an exclusive residential neighbourhood in the centre of Valencia in harmony with the healthy living goals of the family as well as positively contributing towards the climate goals for our planet.

Please contact us for further information.

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