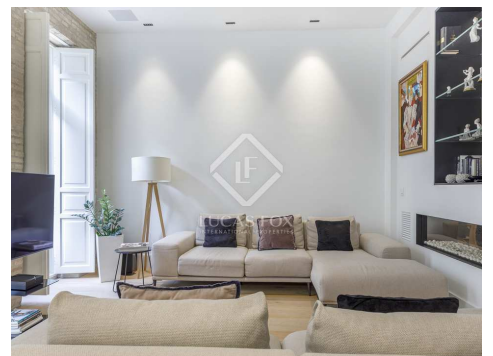


€1,300,000 Apartment - For sale - Reserved

Excellent 4 Bedroom apartment with 16m² terrace for sale in Sant Francesc, Valencia

Spain » Valencia » Valencia City » Sant Francesc » 46002

4 Bedrooms **4** Bathrooms **255m²** Floorplan **16m²** Terrace



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OVERVIEW

Exclusive and elegant designer property , with an exquisite comprehensive refurbishment for sale in an emblematic building, in one of the best areas of the centre of Valencia.

This unique property is located in a perfectly preserved period building, with a beautiful modernist façade with very well maintained common elements. It has an lift and daytime concierge service.

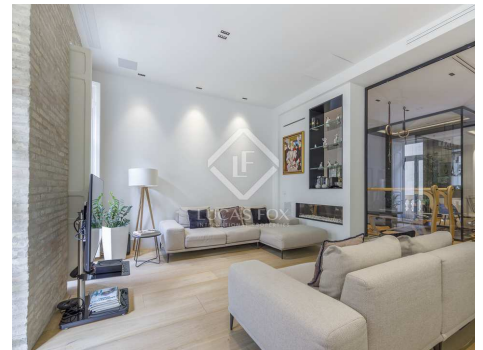
The property has an area of 255 m² built with common elements, on a rectangular floor , plus a pleasant terrace of about 12 m² and a storage room in the upper part of the building.

The owners have carried out a comprehensive renovation of the property, with exquisite taste, taking maximum care of all the details, using noble materials of the highest quality and seeking a practical and functional layout . The result is a very practical, elegant and cozy property , but with a unique character.

We access the property through a practical entrance hall. On the left is the spectacular living-dining room, with a rectangular floor and generous dimensions, with large windows on the façade and access to a pleasant balcony. It is very bright and sunny. They have restored the original exposed brick on some of the walls and have preserved the height of the ceilings throughout this area, which is 3.55 meters, which undoubtedly gives a great feeling of spaciousness to the spaces. Adjacent to the living room, but separated by huge glass panels with black aluminum profiles, we find a multipurpose room, ideal as a study, reading room or even a small gym.

Right next door, we access the incredible semi-open kitchen with large glass panels. Due to its uniqueness, it has been designed and manufactured to measure by a prestigious Italian firm and has a large storage capacity, as well as a central island area with a porcelain countertop in natural tones. All high-end appliances are integrated. In this part of the property we find a guest bathroom and a single bedroom , which is currently used as an study.

The property has a pleasant interior terrace, of about 12 m², with more than enough space to place a table and chairs and enjoy the pleasant Mediterranean climate.



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Terrace, Concierge service, Lift, Wooden flooring, Period features, Period Building, Natural light, High ceilings, Modernist building, Walk-in wardrobe, Transport nearby, Storage room, Renovated, Open kitchen, Near international schools, Home cinema, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Domotic system, Built-in wardrobes, Balcony, Alarm, Air conditioning

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The night area, for greater comfort and privacy, has been clearly differentiated from the day area. The main bedroom is located at the back of the property. It has an incredible dressing room, with large black lacquered MDF cabinets, with smoked glass, aluminum profiles, and oak interior. The bathroom is integrated, with a large bathtub and shower with all the wall taps from the Italian brand Gessi and large 120 x 3000 format wall tiles with a separate toilet area. The property also has two double bedrooms, both with large white lacquered DM wardrobes, and a private full bathroom .

The flooring is made of untreated natural wood with large slats more than 5 meters long, combined with smaller slats, to achieve a better optical and spatial sensation. It has a pleasant gas fireplace , ideal for the coldest months of the year and a home theater system from the prestigious Sonos brand. The lacquered windows are made of natural iroco wood and have double glazing and thermal and acoustic insulation.

The entire property has radiant hot/cold air conditioning on the ceiling by Aerothermics and underfloor heating in the bathrooms, which achieves the same temperature throughout the year; a perfect system for people who suffer from allergies or respiratory diseases, while achieving maximum energy savings and efficiency.

It is possible to acquire a parking space, for rent or purchase, not included in the price, right in front of the property.

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