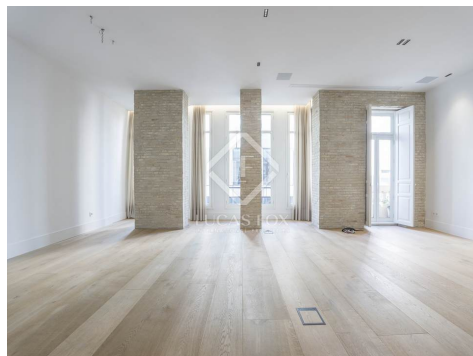
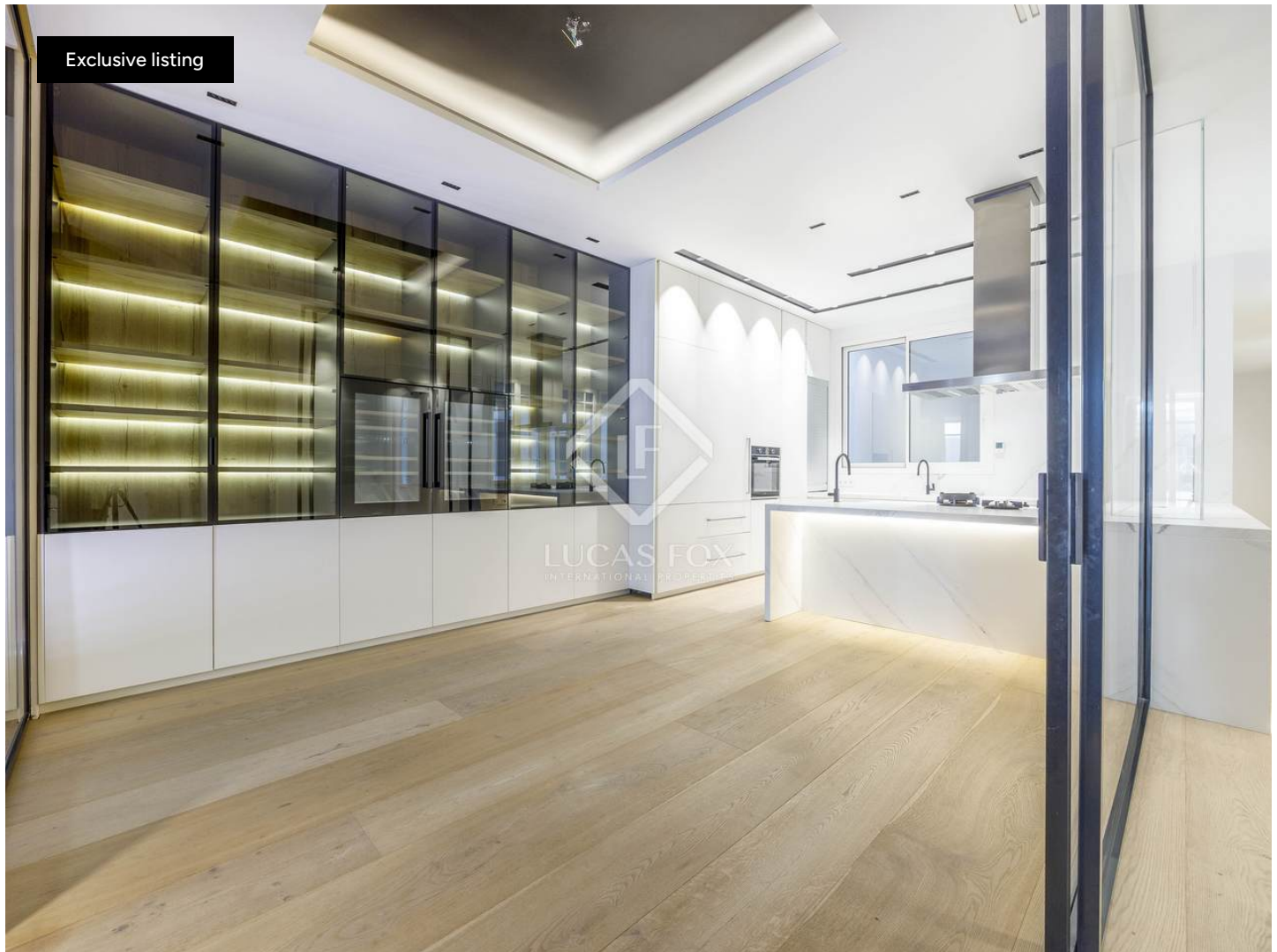


€1,600,000 Apartment - For sale - Exclusive listing

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

Spain » Valencia » Valencia City » Sant Francesc » 46002

4	4	255m ²	16m ²
Bedrooms	Bathrooms	Floorplan	Terrace



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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 and well-maintained common elements. It has a lift and daytime concierge service.

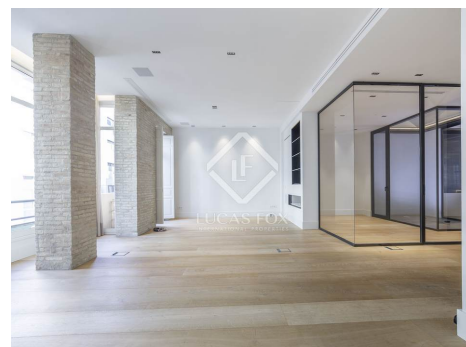
The property has a surface area of 255 m² built with common elements, on a rectangular floor , plus a pleasant terrace of about 12 m² and a storage room in the upper part of the building.

The property has been completely renovation with exquisite taste, taking great care of every detail, using top-quality materials and seeking a practical and functional layout . The result is a very practical, elegant and cosy property , but with a unique character.

We enter the property through a practical entrance hall hall. On the left is the spectacular living-dining room, floor and generously sized, with large windows facing the façade and access to a pleasant balcony. It is very bright and sunny. The original exposed brickwork has been restored on some of the walls and the height of the ceilings in this entire area, which is 3.55 metres, has been preserved, which undoubtedly gives a great feeling of spaciousness to the spaces. Adjacent to the living room, but separated by huge glass panels with black aluminium profiles, we find a multipurpose room, ideal as a study, reading room or even a small gym.

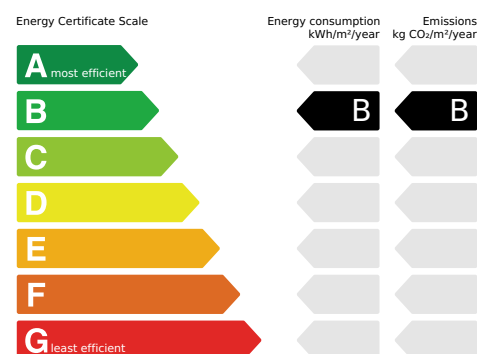
Right next door, we access the incredible semi-open kitchen with large glass panels. Due to its uniqueness, it has been custom designed and manufactured by a prestigious Italian firm and has a large storage capacity, as well as a central island area with a porcelain countertop in natural tones. All high-end 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 with 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 DM wardrobes, 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 format 120 x 3000 cladding 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 measuring over 5 metres 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 cinema system from the prestigious firm Sonos. The lacquered windows are made of natural iroko wood and have double glazing and thermal and acoustic insulation.

The entire property has hot/cold radiant air conditioning on the ceiling using 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.

There is the possibility of acquiring a parking space, for rent or purchase, not included in the price, right in front of the property.

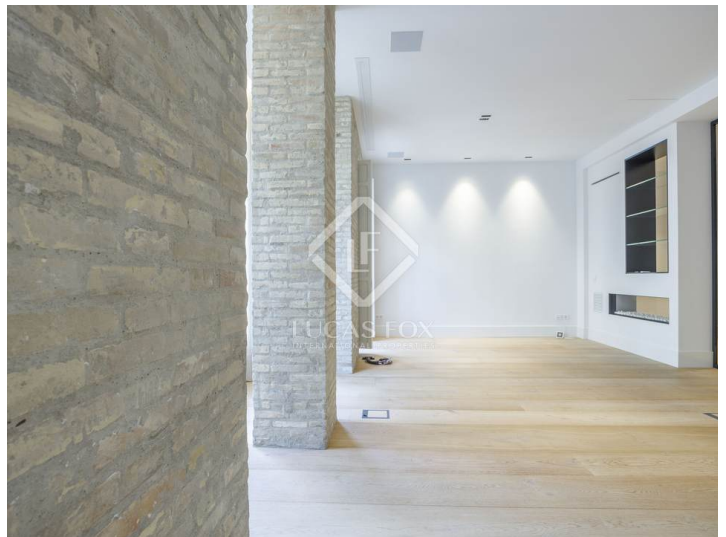
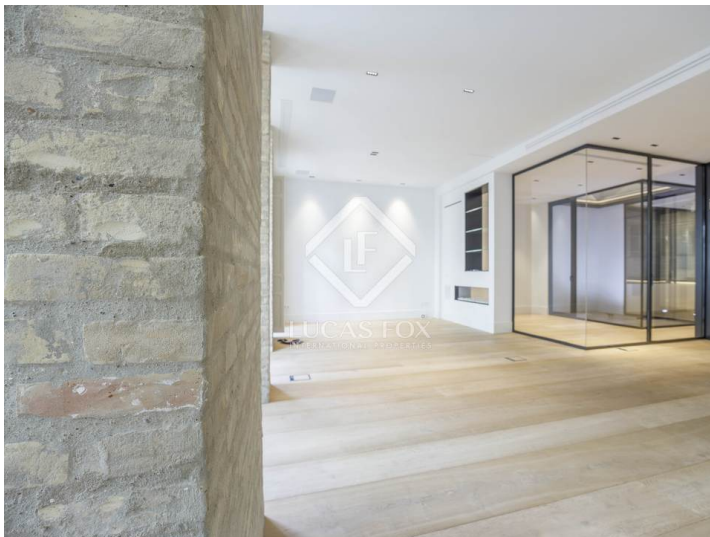
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