

€495,000 Apartment - For sale - New listing

## Excellent 2 Bedroom apartment with 15m<sup>2</sup> terrace for sale in Ruzafa, Valencia

Spain » Valencia » Valencia City » Ruzafa » 46006

**2** Bedrooms    **2** Bathrooms    **87m<sup>2</sup>** Floorplan    **15m<sup>2</sup>** Terrace



Contact us today for more information or to arrange a viewing

+34 960 077 790 • valencia@lucasfox.com • lucasfox.com • Calle Hernán Cortés 28, Valencia, Spain

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### OVERVIEW

## Modern 2-bedroom, 2-bathroom ground floor with private terrace in Ruzafa.

We present this completely renovated ground floor with a private terrace in the emblematic Ruzafa neighbourhood here in Valencia.

The property is located in a modernist building with a beautiful facade that reflects the area's distinctive architecture. Ruzafa is recognized as Valencia's trendy neighbourhood, offering a vibrant cultural and social scene.

This 87m<sup>2</sup> property with a private terrace of approximately 15m<sup>2</sup> features a spacious living-dining room with an open, integrated, and fully equipped kitchen. It also has two double bedrooms and two complete bathrooms with showers, one of which is en suite. Both bedrooms have direct access to the private terrace.

It also features a patio that provides natural light and is decorated with plants and gravel, creating a cozy atmosphere. The property features hot/cold air conditioning and an aerothermics system, ensuring energy efficiency and comfort year-round.

The building was completely renovated and sold as a new build in 2020, retaining its historic charm while incorporating modern amenities.

This property represents a unique opportunity for those seeking a modern and comfortable property in one of Valencia's most dynamic and sought-after neighborhoods.



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Terrace, Lift, Wooden flooring, Natural light, High ceilings, Transport nearby, Open kitchen, Heating, Exterior, Equipped Kitchen, Double glazing, Built-in wardrobes, Air conditioning

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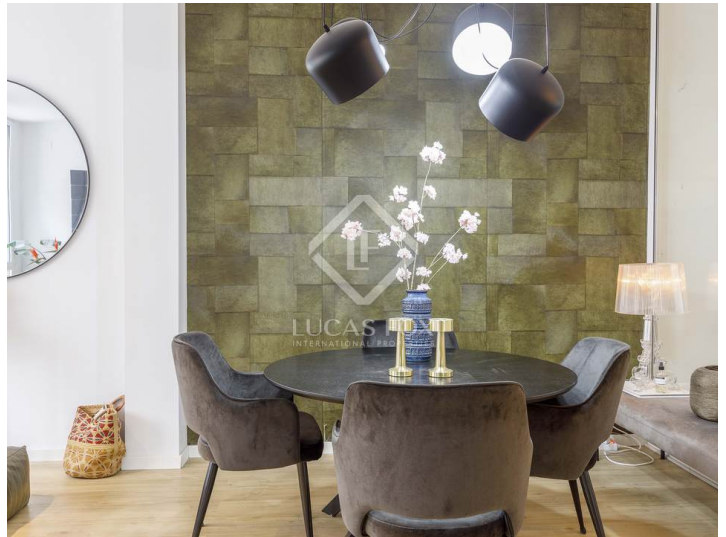
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