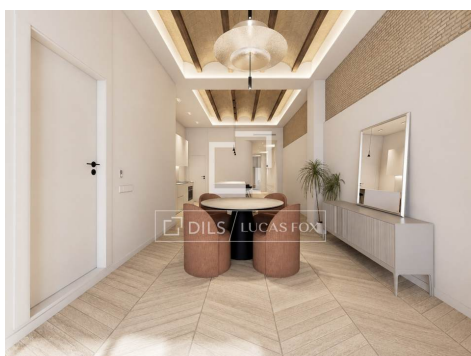


€990,000 Apartment - For sale

## Excellent 3 Bedroom apartment with a terrace and high ceilings for sale in Gran Vía, Valencia

Spain » Valencia » Valencia City » Gran Vía » 46005

3	2	177m <sup>2</sup>	15m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Terrace



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€990,000 Apartment - For sale

## Excellent 3 Bedroom apartment with a terrace and high ceilings for sale in Gran Vía, Valencia

Historic modernist ground-floor home in Valencia's Gran Vía. Filled with natural light, high ceilings, exposed brick and wooden beams, with a sunny private courtyard. Feels like a private villa in the city with elegant, spacious living throughout.

Located on one of the quietest and greenest streets of the prestigious Gran Vía neighbourhood, this exceptional ground-floor residence forms part of a historic modernist building and offers a truly unique living experience in the heart of the city.

Accessed through the building's elegant central entrance patio rather than directly from the street, the property enjoys an atmosphere of privacy, tranquillity, and exclusivity that is rarely found in central Valencia. Despite being a ground-floor home, the apartment is remarkably bright thanks to a combination of skylights, a large sunny courtyard terrace, and expansive façade windows fitted with mirrored glass to ensure complete privacy without compromising natural light.

The interiors beautifully combine historic character with contemporary comfort. Exceptionally high ceilings, original wooden beams, exposed brickwork, and natural stone feature walls create a sense of timeless elegance and spaciousness throughout the home. The careful use of natural materials and high-quality finishes, including French oak hardwood parquet flooring, further enhances the warm and sophisticated atmosphere.

More than a traditional apartment, the property evokes the feeling of a private Mediterranean courtyard villa hidden within the city centre — an oasis of calm where indoor and outdoor living blend seamlessly together.

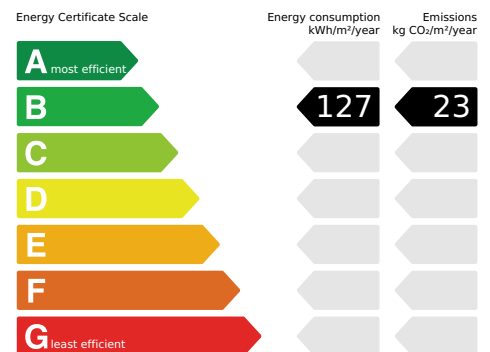
The layout has been thoughtfully designed around the central open-air courtyard terrace, which benefits from direct sunlight and acts as the heart of the home. A generous open-plan entrance leads into the dining area and spacious lounge with integrated contemporary kitchen, creating an elegant yet relaxed living environment ideal for both everyday living and entertaining.

The impressive main suite enjoys direct access to the terrace and includes an en-suite bathroom, walk-in wardrobe, and a dedicated office space. Two additional double bedrooms also open directly onto the terrace, creating a continuous connection with the outdoor spaces and allowing natural light to flow throughout the property. A fully equipped second bathroom completes the layout.



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Terrace, Lift, Wooden flooring, Period features, Period Building, Natural light, High ceilings, Modernist building, Wheelchair access, Walk-in wardrobe, Transport nearby, Storage room, Renovated, Pet-friendly, Open kitchen, Near international schools, Heating, Exterior, Equipped Kitchen, Double glazing, Central vacuum system, Built-in wardrobes, Air conditioning



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€990,000 Apartment - For sale

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Combining architectural charm, privacy, abundant natural light, and an unbeatable location, this is a rare opportunity to acquire a truly distinctive home in one of Valencia's most sought-after neighbourhoods — ideal for buyers seeking character, elegance, and the unique sensation of living in a private house while remaining in the centre of the city.

The sale price is €990,000, excluding taxes. Applicable taxes (ITP/VAT/AJD), as well as notary fees, registration fees, and other costs associated with the sale, are not included in the price and will be borne by the corresponding parties.

Real estate brokerage fees: amount to 3% of the final purchase price plus the corresponding VAT, and are borne by the buyer.

Marketed by Dils Lucas Fox (Lucas Trading, SL with CIF B64125438), acting as a real estate intermediary, with registration number in the Register of Real Estate Intermediary Agents of the Valencian Community RAICV 4243.

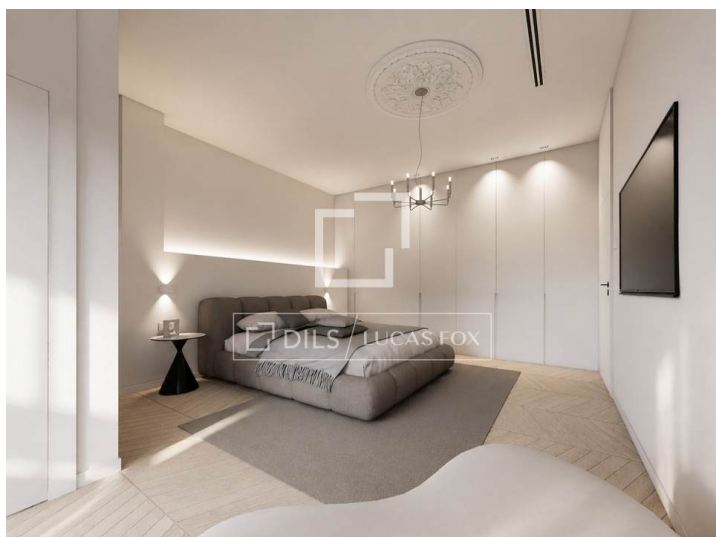
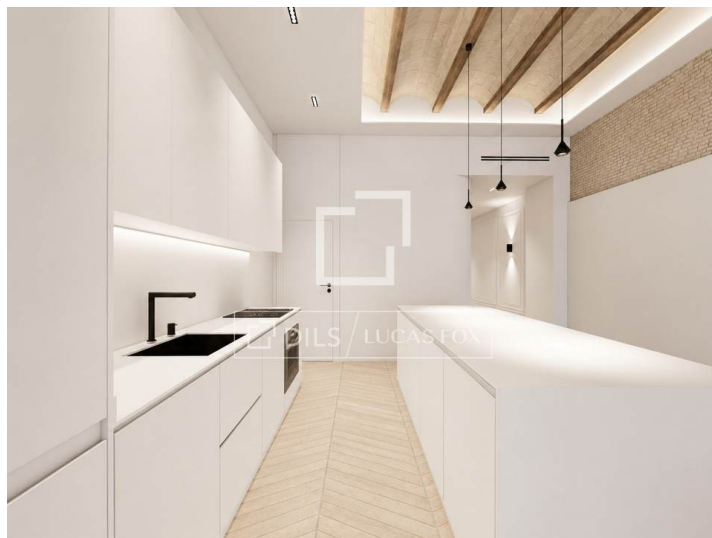
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## Excellent 3 Bedroom apartment with a terrace and high ceilings for sale in Gran Vía, Valencia



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