

€1,200,000 Apartment - For sale - New listing

Excellent 4 Bedroom apartment for sale in Ciudad de las Ciencias, Valencia

Spain » Valencia » Valencia City » Ciudad de las Ciencias » 46023

4 Bedrooms 2 Bathrooms 175m² Floorplan



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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Brand new 175 m² property built on the prestigious Avenida de Francia, in the exclusive Peña-Roja neighbourhood .

Exclusive property for sale on Avenida de Francia, in the select neighbourhood of Peña-Roja, within the municipality of Valencia, located in one of the most sought-after and consolidated residential areas of the city.

The property is situated in an environment that combines tranquility, excellent public transport connections and a full range of amenities in the immediate vicinity, including restaurants, schools, nurseries, pharmacies and shopping centers, making it a particularly attractive opportunity both as a main residence and as a high-end investment.

The property has a constructed area of 175 m², distributed across four bedrooms and two complete bathrooms. Its design has been conceived to optimize functionality and natural light, offering a balanced layout and spacious, well-connected rooms, with a separate laundry area .

The property boasts exceptional quality finishes, all from the PORCELANOSA brand, SCHUCO aluminum window frames with thermal break and integrated micro-ventilation, and an advanced home automation system that allows intuitive control of lighting, climate control, and electric shutters. The Airzone climate control system, with independent controls for each room, ensures personalized comfort year-round, complemented by high-performance aluminum radiators and a VAILLANT boiler. Kitchen appliances are by SIEMENS. The ventilated natural stone facade provides both aesthetic distinction and excellent thermal and acoustic insulation. The building features two elevators, elegant communal areas clad in natural stone, and an exceptional amenities area that includes an indoor swimming pool (open in summer), a solarium, and fully equipped changing rooms. The property is brand new. The described features are subject to verification.

ENERGY RATING Energy rating: B.

It includes a parking space in a prime location, adapted and pre-installed for an electric vehicle, as well as a private storage room in the basement. Both annexes are described separately and are included in the price shown.

The sale price is €1,200,000, taxes not included.

Applicable taxes (Property Transfer Tax/VAT/Stamp Duty), 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 party. Real estate brokerage fees: amount to 3% of the final sale price plus the corresponding VAT, and are to be borne by the buyer.

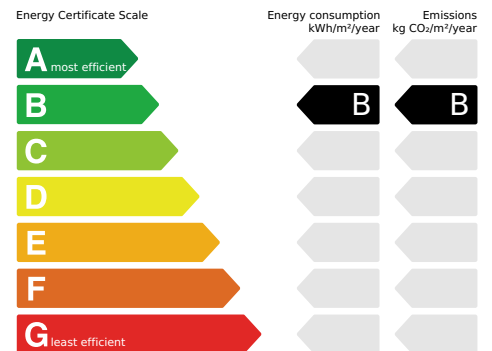
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Sea views, Terrace, Swimming Pool, Garden, Lift, Natural light, Parking, Wheelchair access, Well, Views, Transport nearby, Service lift, Pet-friendly, Panoramic view, Outdoor kitchen, Exterior, Equipped Kitchen, Double glazing, Domotic system, City views, Central vacuum system, Beauty salon, Balcony, Alarm, Air conditioning



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