

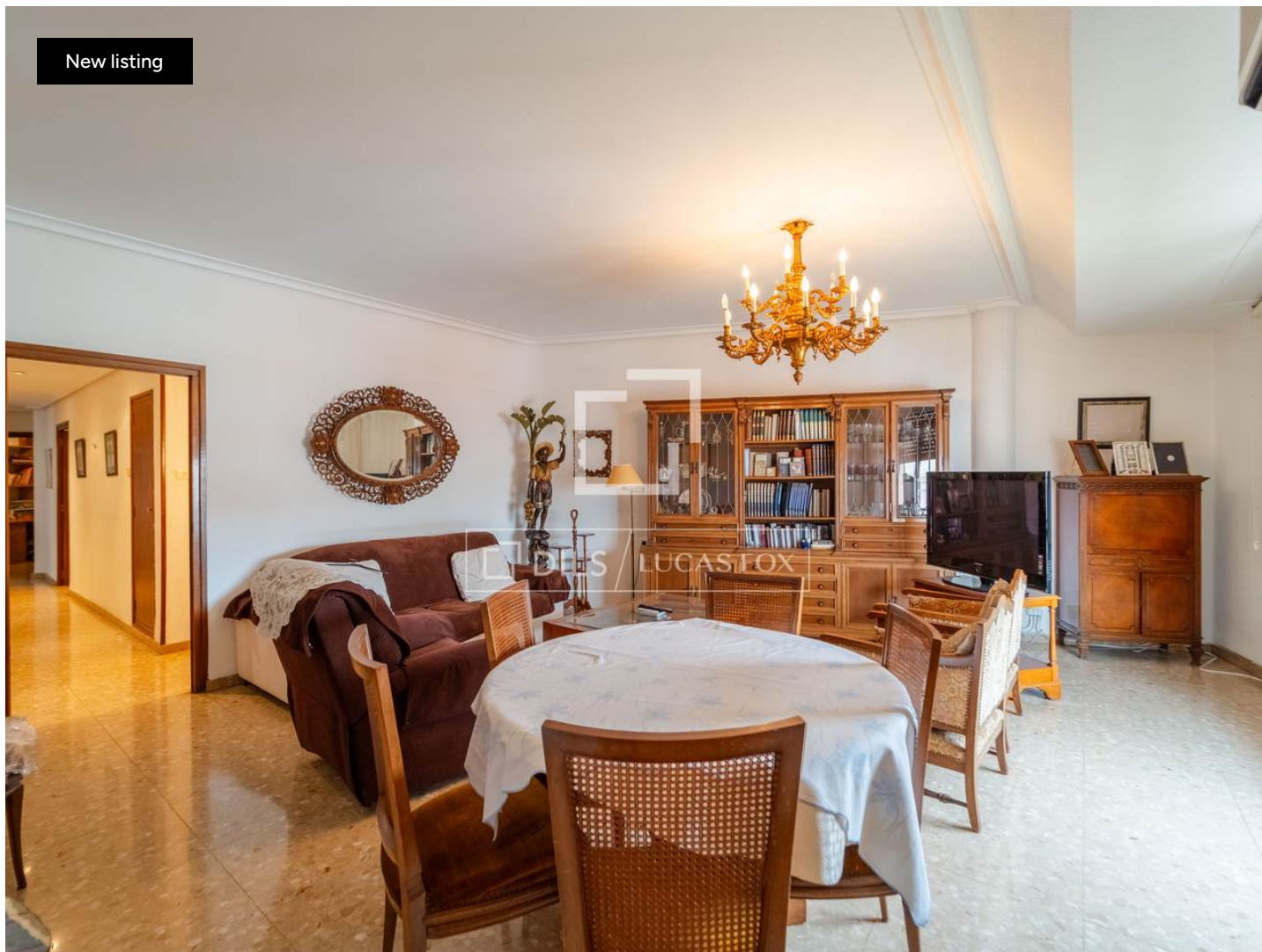
€900,000 Apartment - For sale - New listing

## 4 Bedroom apartment for sale in Gran Vía, Valencia

Spain » Valencia » Valencia City » Gran Vía » 46005

4 Bedrooms    2 Bathrooms    167m<sup>2</sup> Floorplan

New listing



Contact us today for more information or to arrange a viewing

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**Property for renovation of 185 m<sup>2</sup> on an upper floor , exterior, located in an elegant corner building on Gran Vía, ideal to create an exclusive, spacious, bright property with unobstructed views**

Magnificent corner property located in an elegant rationalist building, in one of the most exclusive and sought-after areas of the Gran Vía neighbourhood , just steps from the Turia Gardens, Colón Street, and the iconic Colón Market. A unique property that combines spaciousness, light, and the charm of classic Valencian buildings, with high ceilings and an exceptional layout that offers endless renovation possibilities to create a truly spectacular and personalized property .

The property has a total built area of 185 m<sup>2</sup> (including common areas, according to the Land Registry) and 167 m<sup>2</sup> of property, distributed in a very practical and functional way. Its three spacious exterior rooms stand out, all with enormous windows that flood the rooms with abundant natural light throughout the day, as well as offering pleasant, unobstructed views.

We enter the property through a spacious and elegant entrance hall. To the left, we find a welcoming sitting room or study with a rectangular floor , completely exterior and featuring large windows overlooking the street. Next, we find the impressive living-dining room, generously sized and with immense windows that further enhance the entry of natural light and sunshine, creating a warm, bright, and very pleasant space.

The master bedroom, also exterior the street, stands out for its spaciousness and comfortable rectangular layout . It features an en-suite bathroom and excellent windows that provide natural light and ventilation.

The separate kitchen is located at the rear of the property. It is very spacious, bright, and functional, with plenty of natural light thanks to its orientation overlooking a large courtyard. It also features a practical utility room that provides valuable additional space.

The property also has two other spacious bedrooms, a practical dressing room and a second full bathroom , designed to offer maximum comfort on a daily basis.

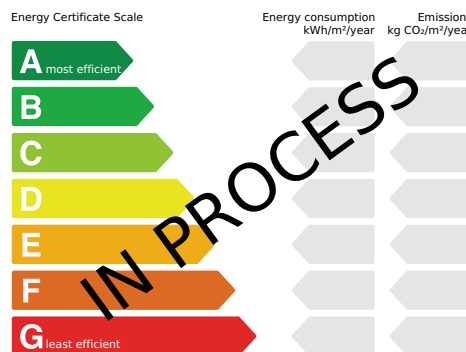
La Finca has an elevator and, soon, the courtyard will be adapted to ground level, significantly improving accessibility and further increasing the building's value.

A property with soul, spaciousness and enormous possibilities, ideal for those who wish to design an exclusive residence recovering all the essence and elegance of classic estates in an unbeatable location.



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Lift, Period features, Period Building, Natural light, High ceilings, Transport nearby, To renovate, Near international schools, Heating, Exterior, Equipped Kitchen, City views



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Asking price: €900,000. Agency fees not included in the price. The fees are 3% plus VAT of the final sale price. Energy efficiency certificate pending.

In compliance with the information obligations set forth in Law 10/2025 on Customer Amenities and Transparency, please note that notary and registration fees, as well as the Property Transfer Tax (ITP) of the autonomous community where the property is located, are not included in the price. Likewise, the corresponding real estate management and brokerage fees are also not included.

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