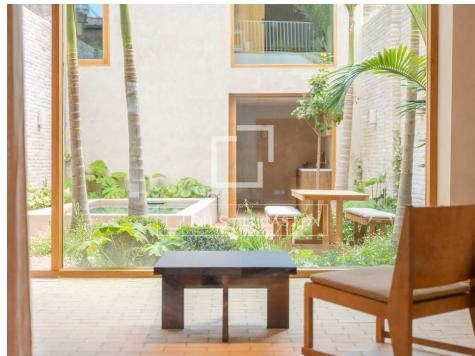


€2,500,000 House / Villa - For sale - Exclusive

A truly stunning villa located in one of Valencia's trendiest hotspots

Spain » Valencia » Valencia City » Playa Malvarrosa/Cabanyal » 46001

3 Bedrooms 3 Bathrooms 297m² Floorplan



Contact us today for more information or to arrange a viewing

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Offering flexible living space situated between coastal and city living is this one-of-a-kind property. Simplistic design meets convention, this is a property to be admired.

This architect-designed house combines contemporary architecture, high-quality materials and carefully selected finishes in a private urban setting. Designed by Valencia-based Danish architect Ask Anker Aistrup from *mar plus ask architect studio*, the property offers minimalist living with a calm Mediterranean character, where clean lines, open spaces, terraces and mature gardens create a refined sense of privacy and comfort in the heart of the city.

The property offers approximately 190 m² of living space, plus an 18 m² guest house, with a flexible layout designed to adapt to different lifestyles.

On the ground floor, there is a secure garage with space for a car and bicycles, which could also be used as a studio or additional multipurpose area. This level also includes a bedroom or office, a quiet garden-facing room ideal as a reading or relaxation space, and a full bathroom.

The first floor forms the main living area of the home. It features a spacious open-plan kitchen and dining room with direct access to one of the property's three terraces. Thanks to its generous size, fireplace and projector TV, this terrace works as a natural extension of the interior living space and can be enjoyed throughout the year. At the front of the house, the living room also includes a fireplace and hidden projector TV, creating a warm and elegant atmosphere.

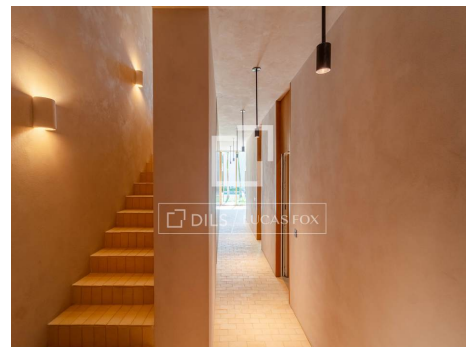
The upper level houses the main bedroom, which benefits from extensive wardrobe space and a private terrace. The main bathroom includes a walk-in shower, separate bathtub, basin with concealed storage and WC. The top floor opens onto a large terrace with views and space to enjoy Valencia's climate in complete privacy.

At the rear of the garden, the property includes a fully equipped guest house, ideal for family members or visitors. Designed in the same architectural style as the main house, it includes a kitchen, shower room and upstairs bedroom.

The private garden features a plunge pool and integrated speaker system, creating a comfortable outdoor area for relaxing, entertaining or enjoying the property's peaceful atmosphere.

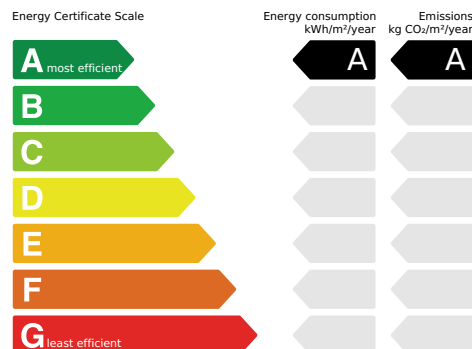
This is a unique home for buyers seeking contemporary design, privacy and flexible living spaces in the city, with a strong architectural identity and a carefully designed connection between indoor and outdoor areas.

Energy rating: Pending.



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Terrace, Swimming Pool, Garden, Private garage, Natural light, Underfloor heating, Parking, Transport nearby, Storage room, New build, Heating, Fireplace, Equipped Kitchen, Double glazing, Chill out area, Built-in wardrobes, Balcony, Alarm, Air conditioning



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The sale price is 2.500.000 €, taxes not included.

Applicable taxes, as well as notary fees, registration fees and other costs associated with the sale, are not included in the price and shall be borne by the relevant party.

Estate agency fees amount to 3% of the final sale price plus the applicable VAT, to be borne by the buyer.

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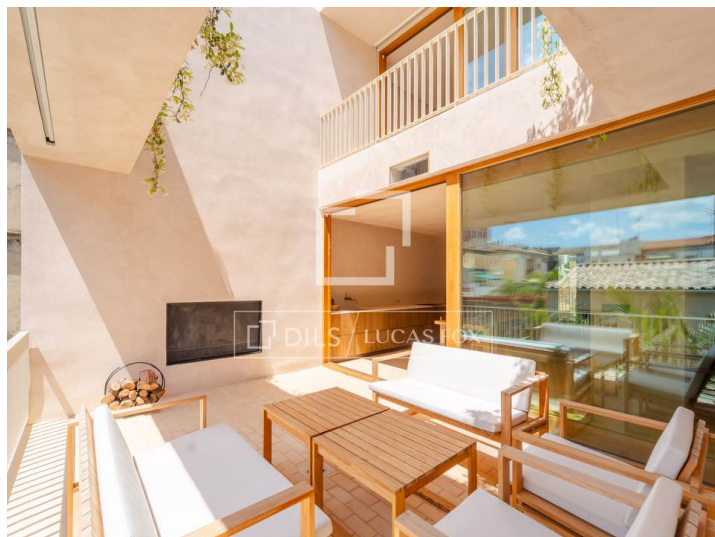
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