

€825,000 House / Villa - For sale - New listing

## 7 Bedroom house / villa for sale in La Eliana, Valencia

Spain » Valencia » La Eliana » 46190

7	5	401m <sup>2</sup>	931m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Plot size



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**High-level technical infrastructure, dual alarm system, garage for two vehicles, and garden with barbecue area. Ready to move in.**

Exclusive villa for sale in Montealcedo, Riba-roja de Túria, within the municipality of Valencia, located in one of the most peaceful and established residential areas in the northern metropolitan area of the city, just minutes from La Eliana. The property is situated in a low-density environment that combines tranquility, ample green areas, and excellent connectivity. The metro station (L1 – La Eliana), supermarkets, and the Osito shopping centre are just a few minutes' walk away, while access to Valencia city and the airport is direct via the highway.

The villa has a constructed area of 401 m<sup>2</sup>, distributed across a basement, ground floor, and first floor, all connected by an internal staircase. The layout includes seven bedrooms and five full bathrooms, a living-dining room, a fully equipped kitchen, a separate laundry room, a two-car garage, and spacious terraces and balconies overlooking the pool and garden. It occupies the centre of a 931 m<sup>2</sup> plot, surrounded by landscaped gardens on all four sides.

Highlights include the private swimming pool with an ASTRALPOOL disinfection system, the meticulously maintained garden with a barbecue and grill area, and the expansive covered and uncovered terraces perfect for exterior enjoyment. The technical infrastructure is top-notch: 45 kW three-phase electricity, Starlink internet installed, iSpring water filtration system, Cillit water softener, DAB pressure pump, gas heating with a VAILLANT water heater and a 300-liter storage tank plus a 100-liter electric backup water heater, and pre-installation for an electric vehicle. For security, the property features a dual alarm system (Securitas Direct with photo detection and Ajax), complete interior and exterior video surveillance, security shutters on all windows, and blackout curtains. Exterior carpentry is Climalit, the facade is natural stone, and the floors are wood. The property is delivered in perfect condition, ready to move into without the need for renovations. The described features may be subject to verification. Energy rating: D (138 kWh/m<sup>2</sup>/year · 28 kg CO<sub>2</sub>/m<sup>2</sup>/year).

It includes a garage for two vehicles, a private swimming pool with an ASTRALPOOL system, and a garden with a barbecue area, all integrated into the 931 m<sup>2</sup> plot. These elements are described separately and are included in the price shown.

The sale price is €825,000, excluding taxes. Applicable taxes (ITP/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 party. Real estate brokerage fees: amount to 3% of the final sale price plus applicable VAT, and are to be borne by the buyer.

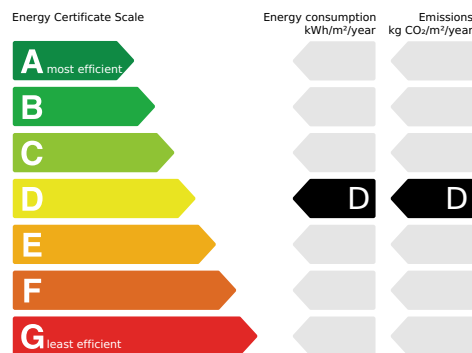
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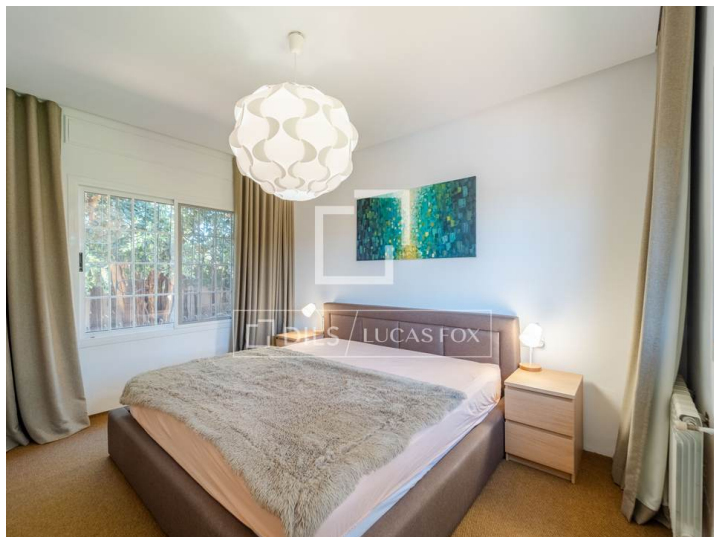
Mountain views, Terrace, Swimming Pool, Garden, Private garage, Parking, Modernist building, Well, Views, Renovated, Outdoor kitchen, Balcony, Air conditioning



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