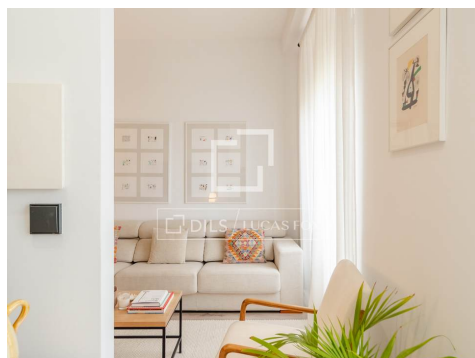


€530,000 Apartment - For sale - New listing

## Excellent 1 Bedroom apartment for sale in Ruzafa, Valencia

Spain » Valencia » Valencia City » Ruzafa » 46005

1 Bedrooms    2 Bathrooms    83m<sup>2</sup> Floorplan



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€530,000 Apartment - For sale - New listing

## Excellent 1 Bedroom apartment for sale in Ruzafa, Valencia

**Unique renovated property with high-end finishes, light-filled spaces, and an impeccable combination of contemporary design and historical character**

Exclusive renovated apartment for sale on Avenida Reino de Valencia, one of the most emblematic and sought-after locations in the Gran Vía neighbourhood, in Valencia's established Eixample district, very close to the beautiful Turia Gardens. The property is situated in an environment that combines architectural elegance, an excellent range of amenities, and a privileged connection to the city centre, making it a particularly attractive option both as a permanent residence and as an investment.

The property has a constructed area of 83 m<sup>2</sup> according to the land registry, distributed into 1 bedroom, an auxiliary room and 2 full bathrooms. Located on the fourth floor of a renovated early 20th-century building with an elevator, it offers a layout carefully designed to maximize functionality, light and comfort.

The day area features a spacious living-dining room with a small integrated study, designed as an open and bright space with access to two balconies facing the main facade, allowing for abundant natural light. The separate kitchen stands out for its ample storage and functional design. The night area comprises a main bedroom facing an interior courtyard, with built-in wardrobes on both sides serving as a dressing room and an en-suite bathroom. The property also includes a secondary bedroom with a built-in wardrobe (without a window) and a second full bathroom with natural ventilation.

Particularly noteworthy are the meticulous, comprehensive renovation carried out in 2019, the preservation of original architectural elements, the high ceilings, the cross ventilation, and the quality of the materials used. Among its finishes, the exterior floor, tilt-and-turn double-glazed windows, floor-to-ceiling wooden interior doors, and the integration of original features such as exposed brick columns and partitions stand out, lending personality and character to the spaces. The property is in excellent condition.

Energy rating: D

The sale price is €530,000, taxes not included.

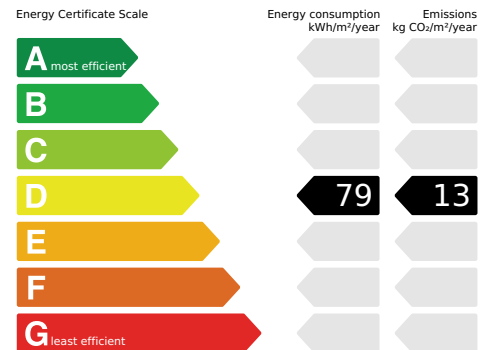
Applicable taxes (ITP/IVA/AJD), as well as notary fees, registration fees and other costs associated with the sale, are not included in the price and will be borne by the corresponding party.

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



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Lift, Wooden flooring, Period features, Period Building, Natural light, Modernist building, Transport nearby, Renovated, Pet-friendly, Near international schools, Exterior, Equipped Kitchen, Double glazing, City views, Balcony, Air conditioning



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€530,000 Apartment - For sale - New listing

## Excellent 1 Bedroom apartment for sale in Ruzafa, Valencia

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€530,000 Apartment - For sale - New listing

## Excellent 1 Bedroom apartment for sale in Ruzafa, Valencia



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