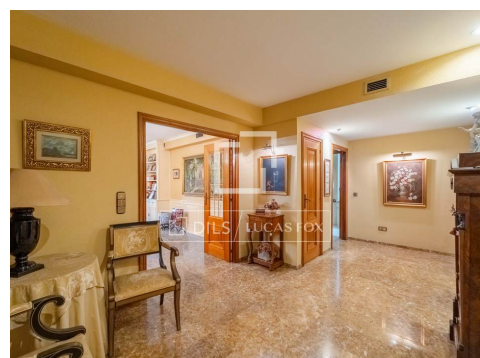


€990,000 Apartment - For sale - New

4 Bedroom apartment with 8m² terrace for sale in El Pla del Remei, Valencia

Spain » Valencia » Valencia City » El Pla del Remei » 46005

4	2	179m ²	8m ²
Bedrooms	Bathrooms	Floorplan	Terrace



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

€990,000 Apartment - For sale - New

4 Bedroom apartment with 8m² terrace for sale in El Pla del Remei, Valencia

Located in one of the most prestigious buildings in Marqués del Turia, this spacious and bright property stands out for its excellent layout, magnificent orientation, and extraordinary potential to create an exclusive residence.

Lucas Fox presents this magnificent property located in one of Valencia's most exclusive areas, on the most prestigious stretch of Gran Vía Marqués del Turia, just steps from the iconic Mercado de Colón. This prime location combines the elegance of one of the city's most distinguished neighborhoods with an excellent selection of restaurants, shops, and cultural attractions, and is also only minutes from the Turia River Gardens.

The property is located in a prestigious residential building constructed in 1981, boasting excellent construction quality and tasteful architecture. The building offers a concierge service and direct elevator access to the garage, providing a high level of comfort, security, and privacy.

The property has a constructed area of 179 m² and a total constructed area of 196 m² including common areas, according to the Land Registry. Located on the sixth floor and facing the sunniest side of Gran Vía, it enjoys exceptional natural light throughout the day. Its height, combined with the excellent orientation, makes all the main rooms particularly bright, warm, and inviting.

With its almost rectangular floor, the property offers an exceptional layout, with minimal hallway space and excellent use of every square meter. It provides a superb architectural foundation for a high-end renovation project, capable of transforming it into an elegant, contemporary residence tailored to the needs of the most discerning buyers.

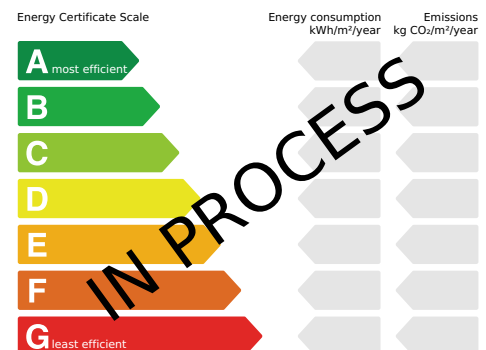
A spacious entrance hall organizes the property and naturally divides the living and sleeping areas. Next, we find the living-dining room, a generously sized room with access to a pleasant balcony overlooking Gran Vía. Thanks to its large windows and the property's excellent orientation, this space enjoys abundant natural light throughout the day and lovely views of the avenue.

Opposite the living room is the spacious and highly functional kitchen. It has direct access to a practical utility room and a complete service area, offering a versatility increasingly rare in modern homes. Its size allows for multiple possibilities for reconfiguration and integration with the social area, should that be desired in a future renovation project.



lucasfox.com/go/val71950

Terrace, Concierge service, Lift, Natural light, Parking, Walk-in wardrobe, Views, Transport nearby, To renovate, Service lift, Service entrance, Pet-friendly, Near international schools, Heating, Exterior, Balcony, Air conditioning



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

€990,000 Apartment - For sale - New

4 Bedroom apartment with 8m² terrace for sale in El Pla del Remei, Valencia

The night area is clearly separated from the day area, providing greater privacy. The main bedroom, facing Gran Vía, features large windows that flood the room with natural light, as well as a spacious dressing area and en-suite bathroom. The other two double bedrooms overlook a large, bright, and quiet interior courtyard with pleasant, unobstructed views that ensure an excellent sense of spaciousness and privacy. A second full bathroom serves this area of the property.

One of the greatest assets of this property lies in the spaciousness of all its rooms, the rationality of its layout, and the quality of the building in which it is located. Its superb orientation, abundant natural light, high floor, and prime location make this property an exceptional opportunity to create an exclusive residence on one of Valencia's most prestigious and sought-after avenues.

The property includes a convenient parking space in the same building, with direct access via elevator, an added value especially appreciated in such a privileged location.

A property with extraordinary potential to become, after careful renovation, an elegant landmark residence on the Gran Vía Marqués del Turia, where spaciousness, natural light, excellent layout and building quality combine with a simply unbeatable location.

Energy rating: In process.

Annexes: Parking space in the same building with direct access via elevator.

Sale price: €990,000, taxes not included.

Taxes and expenses: Applicable taxes (ITP/VAT/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: These amount to 3% of the final purchase price, plus the corresponding VAT, and are borne by the buyer.

Marketed by Dils Lucas Fox (Lucas Trading, SL with Tax ID B64125438), acting as a real estate intermediary. Registered with the Register of Real Estate Intermediary Agents of the Valencian Community (RAICV) under number 4243.

The information provided is for informational purposes only, based on data provided by the property owner, and may be subject to change. It does not constitute a contractual offer.

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

€990,000 Apartment - For sale - New

4 Bedroom apartment with 8m² terrace for sale in El Pla del Remei, Valencia



Marketed by Dils Lucas Fox (Lucas Trading, S.L., company registration number B64125438), acting as a real estate intermediary The information provided is for information purposes only, based on details supplied by the owner, and is subject to change. It does not constitute a contractual offer.

Important Information relating to properties offered by Lucas Fox. Any property particulars are not an offer or contract, nor part of one. You should not rely on statements by Lucas Fox in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Lucas Fox nor any associated agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Prior the signature of any document concerning the property we recommend that all purchasers consult an independent lawyer and if necessary carry out a survey of the property to ascertain condition / measurements. Areas, measurements and distances given are approximate only and should be checked by the purchaser.

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