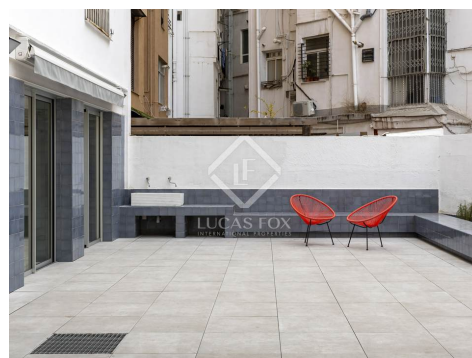
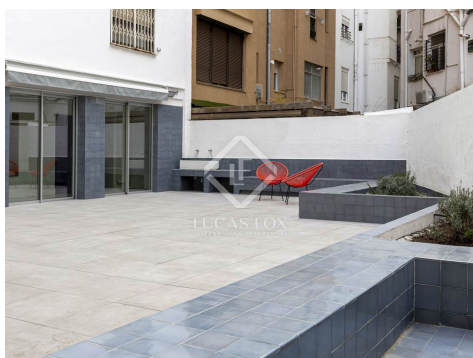
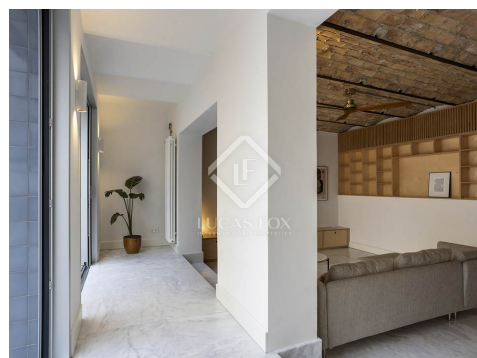


€3,000 pcm. Apartment - For rent - Reserved

## Excellent 3 Bedroom apartment with 140m<sup>2</sup> terrace for rent in Gran Vía, Valencia

Spain » Valencia » Valencia City » Gran Vía » 46005

<b>3</b>	<b>2</b>	<b>200m<sup>2</sup></b>	<b>140m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Terrace



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### OVERVIEW

**Elegant 3 double bedroom apartment with complete renovation , with top quality and a modern and functional design, measuring 200m and with a terrace of approximately 140m for rent in the exclusive Eixample neighbourhood , Gran Vía area of Valencia**

Lucas Fox presents this exclusive 200 m<sup>2</sup> apartment with a brand new renovation with top quality. It is located on the first floor of a modernist-style building, in the Eixample neighbourhood , perfectly preserved.

This property offers a modern and functional design, with bright, spacious and open spaces. All the details have been taken care of to the maximum and noble materials of the highest quality have been used, to achieve a complete harmony of spaces and design.

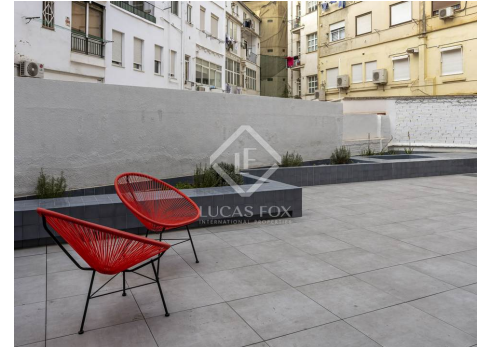
We access the property through the day area, consisting of a very large 100 m<sup>2</sup> living-dining room , with a large window on the façade that provides light throughout the day, thanks to its orientation. Its direct access to the terrace of approximately 140m gives way to natural lighting throughout the day thanks to its orientation. It has four floor-to-ceiling windows that are hidden in the wall and the entire space is left open.

On the terrace there is a built-in bathtub ideal for children in summer. - Behind the Alicante blinds there is storage space - the sink on the terrace is the original one from the original kitchen, a unique piece today.

In the living room area, there is modern custom-made furniture made of noble wood, with a large shelf and space for the television.

On the left hand side, the dining room area is located, with enough space to be able to furnish it with a large dining room table or even an study area. Right next to it and separated by a large island, is the designer kitchen.

It has a large storage capacity and all the appliances are top of the range and are integrated into the furniture: American refrigerator (double door), dryer, washing machine, dishwasher, microwave, induction hob, oven and a state-of-the-art extractor hood, new from the brand. AEG, combines functionality and design



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Terrace, Lift, Natural light,  
Mosaic tile flooring, Marble flooring,  
High ceilings, Modernist building,  
Transport nearby, Renovated, Pet-friendly,  
Near international schools, Exterior,  
Equipped Kitchen, Double glazing,  
City views, Built-in wardrobes, Balcony,  
Air conditioning

Minimum Rental Period: 11 Months.

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The night area is distributed in two large double bedrooms, with their own dressing room, joined by a 28m<sup>2</sup> room flooded with natural light, which can have different uses as a work area, or as an additional bedroom, being the third room in the property.

There are a total of two complete bathrooms in the property, one with a daylight shower and the other with a tub/shower combination.

. The main bedroom consists of a dressing area, floor-to-ceiling closets with internal lighting system in the closets. .

The quality of all the materials and finishes stands out and the perfect combination of different noble materials, which seek to harmonize the different tones, to create a comfortable atmosphere in all spaces. This magnificent property also stands out for the spaciousness of its rooms, the qualities of the renovation, the avant-garde and functional design and the details taken care of to the maximum.

Double-glazed windows with Climalit system, all of them new in the comprehensive renovation that was carried out in 2022, hot/cold air conditioning system through ducts throughout the property, and gas heating radiators distributed throughout all rooms. All radiator and air conditioning systems are new.

The careful restoration of this apartment has preserved characteristic elements of the expansion flats, such as the hydraulic tile floors and the vaulted ceilings, which merge perfectly with the modern facilities. Marble floors have only been added in some rooms where the original hydraulic tile floor could not be preserved.

Originally two independent floors that have been cleverly joined together to create a spacious and harmonious space.

New high quality windows ensure a calm and welcoming atmosphere at all times.

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