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365m<sup>2</sup>m<sup>2</sup>

Ref: FV3162

**1,395,000 €***( Valencia City )*

Discover this magnificent property situated in an unbeatable location, just steps away from the vibrant Mercado de Colón and in the vicinity of the lush Gardens of the ancient course of the Turia River, in the exclusive district of Pla del Remei. Located on the fourth floor of a six-story building with an elevator, built in 1978, this impressive residence benefits from a west-east orientation, ensuring constant brightness throughout the day. With only one dwelling per floor, this property offers exceptional privacy. With a built area of 365 m2, this amazing residence has been recently renovated with top-quality materials and luxurious finishes. Upon entering, you will be welcomed by a spacious foyer leading to the social area, where a spacious living room with a fireplace invites you to relax. Additionally, it features a 14 m2 space with thermal insulation, ideal for enjoying as a cozy covered terrace in winter, as well as a 9 m2 terrace facing west, perfect for enjoying the fresh air. The kitchen, equipped with high-end integrated appliances, built-in hood, gallery, and pantry, represents an exceptional culinary space. The sleeping area consists of 4 double bedrooms, one of them with a spacious dressing room, and four exquisite bathrooms with design details, two of which are en suite. The property also features natural wood parquet floors, natural gas heating, ducted air conditioning system with Airzone technology, built-in wardrobes, an alarm system, and two entrance doors for optimal security and comfort. The building offers additional convenience with its elevator and freight elevator. This residence is nestled in a privileged location, just steps away from the dynamic Mercado de Colón, a space where shopping blends with modernism, in the exclusive district of Pla del Remei, in the charming Eixample of Valencia. The area stands out for its numerous noble residential buildings, with classical facades elaborately detailed, giving the neighborhood a stately and modernist image. Furthermore, it is surrounded by the magnificent architecture of the city center and is within walking distance of the Palau and the impressive Gardens of the ancient Turia River course, the green lung of Valencia. The area offers a wide range of leisure and hospitality services, including theaters, museums, monuments, internationally renowned shops, as well as a vibrant scene of bars and restaurants. With its strategic location in the heart of Valencia, the property enjoys excellent public transport connections that allow easy access to all corners of the city. Do not hesitate to contact us for more information; we will be delighted to assist you and show you this impressive residence in person.

