

## New promotion in Godella

Valencia, Godella

**Sold**

🏠 100 m<sup>2</sup> Built Area 🛋️ 1 Living Room 🛏️ 3 Bedrooms 🚿 2 Bathrooms

€ 330,000

ID1/Nerium (3H)



## Description

Welcome to Nerium, an exclusive apartment development fused with nature!

Located in the prestigious Campolivar district, one of the most sought after not only in Godella but in all of Valencia. Godella is a quiet municipality of 13,000 inhabitants northwest of Valencia, just 9 km from the

center of the big city that offers a multitude of possibilities and 8.5 km from the airport. Discover a unique destination, walk its historic streets, visit its emblematic churches and monuments and delight in its lush traditional agricultural landscape.

The complex is located north of Campolivar, one of the most prestigious and sought-after residential sectors in Valencia. Noted for its peaceful beauty, tranquility and charm, and surrounded by serene nature, away from the bustle of the city but close to all necessary services such as medical centers, sports facilities, Heron City shopping center, supermarkets, renowned bilingual schools, universities and a wide variety of restaurants, hiking trails and iconic parks.

The complex has been designed to integrate perfectly with the landscape, respecting and enhancing the natural environment and native flora. The architecture of the 21st century merges harmoniously with the surrounding nature thanks to the work of the prestigious architecture studio Ramón Esteve and the landscape designer Gustavo Marina.

The amenities include an elevator, underground parking with automatic door, storage room, two swimming pools for adults and two children's pools, garden areas respecting the flora of the place, reducing the hydrological impact, paddle tennis court, multipurpose sports court, multipurpose room, park for the most kids, space for bicycles and social club.

The ground floors offer large gardens and terraces with water inlets, power outlets, drainage systems and LED lighting; The terraces of the penthouses have the same facilities. The terraces on the intermediate floors have LED lighting and power outlets.

The paved outdoor spaces in the homes have non-slip stoneware tiles to avoid accidents, as do the pool areas. Special attention has been paid to thermal and acoustic insulation, guaranteeing comfort, privacy and energy efficiency.

The homes offer high quality finishes, with imitation wood laminate floors, false ceilings throughout the property, smooth plastic paint, have security doors with peephole and video intercom, built-in wardrobes, hot water production through centralized aerothermal energy supported by photovoltaic panels that provide savings in consumption and maintenance, hot/cold air conditioning systems through ducts in all rooms and a microventilation system to ensure the health of the home when it is uninhabited. Aluminum carpentry with thermal bridge, double glazing and motorized roller blinds with slats on the bedroom windows.

The kitchens are fully equipped with large-capacity furniture, induction hob, extractor hood, electric oven, integrated microwave, ceramic countertop and sink with single-lever taps.

The bathrooms have high-quality ceramic wall coverings, shock- and moisture-resistant porcelain stoneware floors, anti-humidity ceilings painted with smooth plastic paint, shower trays and screen in the main bathroom, bathtub in the secondary bathroom, thermostatic taps, compact toilet. pendant, suspended chest of drawers with integrated sink, matching mirror and towel radiator.

In addition, you have the opportunity to personalize your home with different options. finishing, technology, distribution and energy efficiency.









With 2, 3 or 4 bedroom options, and prices starting at 310,000 euros, Nerium offers a unique opportunity to live in an exclusive environment and enjoy the quality of life you deserve. Contact us to receive more information!

KEY DELIVERY: MARCH 2025




## General

- Built Area: 100m<sup>2</sup>
- Floors: 1
- Bedrooms: 3
- Bathrooms: 2
- Living rooms: 1
- Year of construction: 2025
- Condition: new
- Mountain View
- Open views
- km. to the sea: 14
- km. to the city center: 9
- km. to the supermarket: 0,9
- Orientation: east

## Outdoor

-  Pool
-  Shared garden
-  Gym
-  Padel court
-  Elevator
-  Parking space
-  Storage room
-  Terrace

## Indoor

-  Laundry Room
-  Air Conditioner
-  Heating

## Additional

-  Security door