

## Fantastic opportunity

Valencia, Valencia

🏠 101,44 m<sup>2</sup> Built Area   🛋️ 1 Living Room   🛏️ 3 Bedrooms   🚿 2 Bathrooms

€ 375,000

ID1/0851



# Description

## LOCATION:

Everything you need is close to Espai: institutes, schools, markets, sports centers, supermarkets... A short walk through the streets of the neighborhood and you will have reached your destination. Valencia's magnificent communications network, the bus or the metro, will take you to the center in a few minutes. The nearby connections of the Ronda Norte will allow you to leave the city to more distant destinations along the entire Mediterranean coast or inland. And above all, the garden, which will be in front of your house, with its well-kept fields, its historic farmhouses and its Protected Garden spaces, which guarantee a green and open landscape for life.

## COMPLEX:

The development has a social space and fully equipped gym area, space for bicycles, community parking and storage rooms.

At Espai, the floors in the interior common areas will be finished in ceramic tiles and the walls will offer a combination of different materials depending on their use and area. The technology will also be present through lighting with different presence detectors for areas and floors. The elevators, with access from the garage to all floors of the homes.

## PROPERTY:

In your new house, the interior flooring of these rooms will be laminate flooring. In the case of an open kitchen, the flooring will be made of moisture-resistant PVC flooring. The floor will be finished with a skirting board with a white finish to match the interior carpentry. All walls and ceilings of the house will be painted with smooth, light-colored plastic paint.

The kitchen will be equipped with porcelain stoneware flooring, finished with a skirting board with a white lacquered finish. It will be delivered furnished with a current design of high-capacity high and low furniture. Ceramic hob, stainless steel extractor hood, oven and microwave, countertop and countertop front in compact quartz or similar, undermount stainless steel sink with single-lever taps. All kitchens will have LED lighting.

The walls and floors of the bathrooms will be covered with porcelain stoneware to withstand shocks and humidity without damaging the properties of the flooring. Anti-humidity false ceilings will be placed with smooth plastic paint. Single-lever faucets and white toilets of current design will be installed in both bathrooms. The main bathroom will have a suspended cabinet with an integrated sink, a shower tray with thermostatic taps and a screen, whenever the project design allows it. In the secondary bathroom you will find a suspended sink and bathtub with single-lever taps, also subject to the design of the project. All bathrooms will have LED lighting.

The terrace of your home will be covered with special non-slip stoneware for outdoors. All terraces will include a lighting point and power outlet. The terraces of the penthouses will also have a water connection.

The access door to the home will be armored, equipped with an optical peephole and security lock. The interior doors of the home will have a white lacquer finish and handles finished in steel color, to give your new home an elegant and modern appearance. In general, they will be foldable, except in those cases in which it is advisable to install sliding doors to improve the use of space. The block-type modular built-in wardrobes will have doors with a white lacquer finish, matching the rest of the interior carpentry, and will be equipped with a trunk shelf and a hanging bar.

## MOD CONS:

The production of domestic hot water (DHW) for all the homes in the development will be carried out using centralized aerothermal energy, a highly efficient installation. So that you can enjoy maximum comfort in your new home, the home will be equipped with a complete installation of hot-cold air conditioning through ducts with supply grilles in the living room and bedrooms. Your home will incorporate a ventilation system to guarantee the health of the indoor air.

The carpentry will have PVC or aluminum profiles with thermal bridge breakage according to the project design, with high thermal and acoustic performance. The glazing will be with double glass and an air chamber. The roller blinds will have injected insulation and manual operation in bedrooms, with a color similar to that of the exterior carpentry.

The entrance and exit door to the garage will have automatic opening, with an anti-crush safety device and remote control. If you have an electric car, you will not have to do uncomfortable work in your garage after handing over the keys, since it will have pre-installation for recharging this type of vehicle.

## DISTANCES:

Airport: 10.6 km

Center: 3 km

Beach: 6.2 km

Medical center: 0.8 km

Supermarket: 0.4 km

Pharmacy: 0.1 km

## General

- Built Area: 101,44m<sup>2</sup>
- Floors: 1
- Bedrooms: 3
- Bathrooms: 2
- Living rooms: 1
- Year of construction: 2024
- Condition: new
- Mountain View
- Open views
- km. to the sea: 6,2
- km. to the city center: 3
- km. to the supermarket: 0,4
- Orientation: south

## Outdoor

-  Gym
-  Elevator
-  Parking space
-  Storage room
-  Covered terrace

## Indoor

-  Air Conditioner
-  Heating

# Additional

-  Internet
-  Security door