

Ruzafa, Valencia

REF. AV2605080

# Flat for rent with views in Ruzafa (Valencia)

## Features

- ✓ Views
- ✓ Heating
- ✓ Boxroom
- ✓ AACC
- ✓ Lift
- ✓ Has parking

Surface

**89 m<sup>2</sup>**

Bedrooms

**2**

Bathrooms

**2**

Price

**1,850 €**



aProperties is pleased to present this magnificent newly built property (2022), located in one of Valencia's most sought-after and exclusive areas: Ruzafa, next to Gran Vía Germanías and just a few minutes from the Bullring and the city centre. A privileged location that combines the convenience of living in the heart of Valencia with the charm of one of its most distinctive and up-and-coming neighbourhoods. Situated on the third exterior floor, the property offers 89 sqm of built area and stands out for its brightness thanks to its dual east-west orientation and open views, allowing abundant natural light throughout the day. The layout has been carefully designed to provide both comfort and functionality, featuring two spacious bedrooms with fully fitted built-in wardrobes including

drawers and shelving; two full bathrooms, one of them en suite; a spacious living-dining room; and a separate kitchen with utility area, fully equipped with ceramic hob, oven, and microwave integrated into the cabinetry. The property boasts excellent finishes and solutions focused on comfort and energy efficiency, including: ducted hot and cold air conditioning with independent temperature control by room; double-flow mechanical ventilation system for optimal air quality; aluminium windows with thermal break; solar-control glazing on the main façade and low-emissivity glazing on the rear...

**Contact us,**  
we will be happy to assist you,  
to offer you more details and information.

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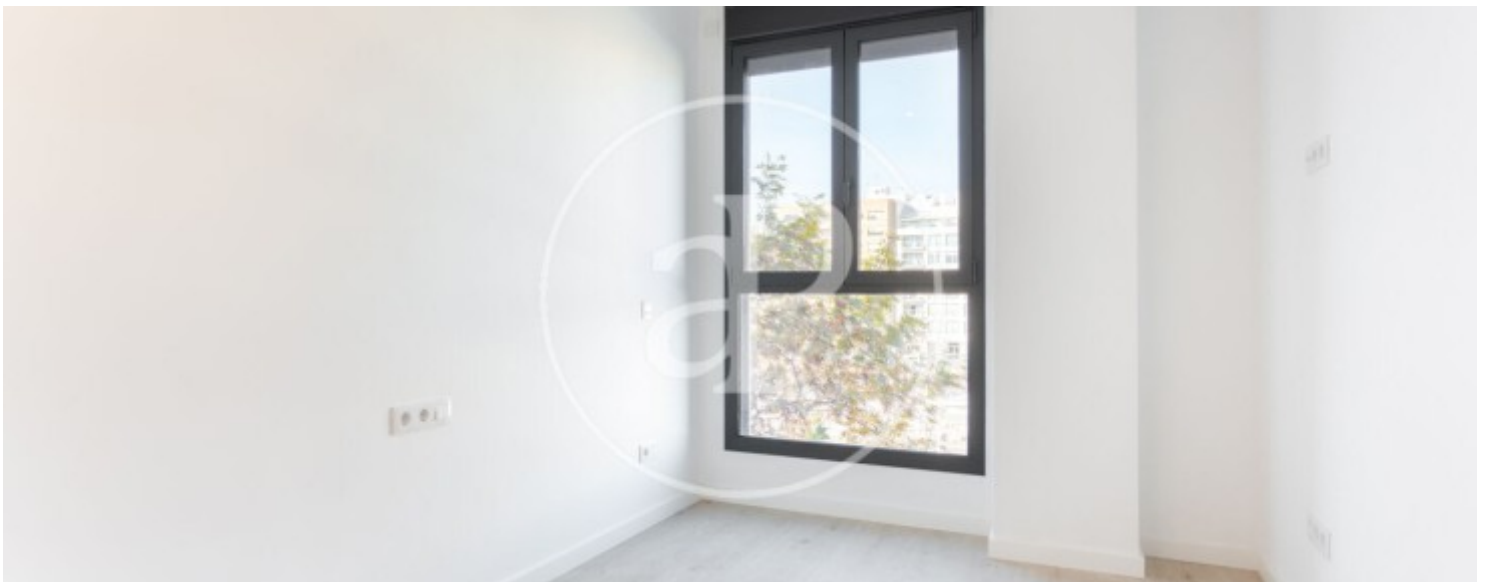
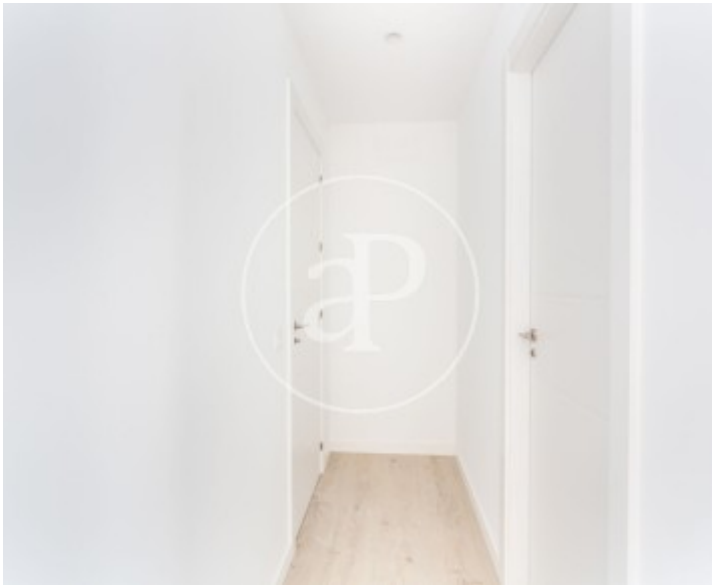
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For **more information** or  
to make an appointment

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