

## house for sale Albaicín, Vega De Granada



Unique opportunity to acquire an exceptional residence that fuses history with modern comfort in the heart of Granada. Located in the Albaicín Bajo, close to the emblematic Arco de Elvira, the Royal Hospital and the Gardens of Triumph.

This extraordinary home, with an area of approximately 185 m<sup>2</sup>, has undergone a Comprehensive Rehabilitation, completed in February 2020. For this, structural materials and finishes of the highest quality have been used.

The distribution of the property is organized into two floors and a tower.

The first floor consists of two bedrooms, two living/dining areas, bathroom, kitchen/dining room and pantry. The second floor consists of two bedrooms, a separate dressing room and a bathroom. And the Torreón floor consists of a living room, bathroom and bedroom with a dressing room. An original 11 m<sup>2</sup> loft stands out, which, together with the exposed high-quality wood flooring more than 5 meters high, provides a unique and exclusive space. This floor has a bright 11 m<sup>2</sup> patio and a fantastic 24 m<sup>2</sup> terrace outside, which covers the entire façade of the building.

In the three bathrooms, one per floor, there are natural stone components; that provide greater warmth.

The conservation and rehabilitation of a cave space on the ground floor covering 35 m<sup>2</sup> stands out. This feature not only adds a unique charm to the property, but also makes it a bioclimatic home, a true privilege in the heart of Granada.

The residence has a Hot/Cold Aerothermal installation using underfloor heating, in line with its commitment to climate sustainability. In addition, we find on the Torreón floor, a cozy insertable wood-burning fireplace.

The balcony windows throughout the home are made of high-quality wood with double glazing which, added to the orientation of the home that allows the maximum possible hours of sunshine to be maintained, ensure maximum comfort and climatic sustainability.

These exceptional features not only make this property an ideal home, but also position it as an attractive investment for tourism and rental purposes, taking advantage of a privileged location in the city center with unique characteristics.

## property details

Spanishstate id: **5499314**  
reference:: **-**  
close to/ located: **Albaicín**  
region: **Vega De Granada**  
property type: **house**  
rooms: **5**  
property surface: **185 m2**  
surface plot: **- m2**  
price: **€ 570.000**

## contact

name: **Juan Manuel Leon**  
spreekt: **Spanish**  
telefoon: **not available**