

## house for sale Novelda, Vinalopó Mitjà



A PROPERTY THAT IS PART OF HISTORY.~Modernist Palace from (please use the form to respond ) A Unique Architectural Gem~~There are properties that are sold and properties that are bequeathed. We have the honor of presenting an asset that belongs to the second category: an exceptional Modernist Palace dated from 1900, located on the emblematic Calle San Roque, in the heart of Novelda. Crossing its threshold is not entering a house, it is embarking on a journey through time to the peak of an era of artistic splendor. This is not a mere real estate transaction; it is an invitation to become the custodian of a work of art and inscribe your own legacy on its walls.~~A TOUR THROUGH MAJESTY: THE SOUL OF THE BUILDING~~The palace is articulated through 312 m2 of constructed space and over 90 m2 of exterior spaces, on a journey that amazes at every step.~~The Reception (Ground Floor): From the entrance hall, you access a stately foyer with neo-Mudéjar inspiration that declares the artistic intention of the building. Horseshoe arches, ornamental columns, and a vibrant socle of original tiles create a unique atmosphere. In the center, the spectacular elliptical staircase stands as the backbone and soul of the house, ascending majestically while bathed in light from a large skylight. This floor, conceived for social living, offers ample spaces for a grand living room, a gala dining room, and a kitchen, all connected to a private patio of almost 30 m2, an oasis of tranquility and light.~~The Noble Floor (First Floor): Ascending the staircase, we arrive at the quintessential private area. Here are the main rooms, potential grand bedrooms or private lounges, which retain the elegance of high ceilings and decorative moldings. The large windows open to the carved stone balconies of the facade, connecting the interior with the pulse of the city. One of the rear rooms has access to a private terrace, a perfect corner for relaxation.~~Versatile Spaces and Views (Second Floor and Above): The second floor offers a blank canvas with versatile rooms, ideal for additional bedrooms, offices, a library, or a playroom. The main attraction is its access to a large 27 m2 terrace, the perfect place to design a chill-out area, a summer dining space, or a solarium. The property is crowned with two additional terraces on the upper floors, designed as private viewpoints over the rooftops of Novelda.~~THE POTENTIAL: A CANVAS FOR TWO DREAM PROJECTS~~This palace is the starting point for a high-end rehabilitation. Its "to be renovated" condition is not a weakness but its greatest strength: total freedom to create a tailored space.~~As a Luxury Family Residence: Imagine a home where each family member has their space, combining historical grandeur with maximum modern comfort.~~As an Exclusive Boutique Hotel: It is an unparalleled investment opportunity to create the most characterful accommodation in the region. Its layout allows the creation of 6-8 unique suites.~~ARCHITECTURE, DETAILS, AND LOCATION~~The building is a catalog of craftsmanship: noble wood carpentry, exquisite ironwork, and coffered ceilings that are works of art. Its location in Novelda, part of the "Modernism Triangle," places the property in a cultural epicenter.~~SUMMARY OF FEATURES:~Property Type: Single-Family Modernist Palace.~Constructed Area:

312.73 m2.~Exterior Area: 92.22 m2 (1 patio + 4 terraces).~Year of Construction: 1920 (with renovation in 1975).  
~Condition: To be renovated.~Potential: Luxury residence, boutique hotel, corporate headquarters.~Unique Elements:  
Elliptical staircase, neo-Mudéjar details, coffered ceilings.

## property details

Spanishestate **6314750**  
id:  
reference:: **3009\_023159**  
close to/ located: **Novelda**  
region: **Vinalopó Mitjà**  
property type: **house**  
rooms: **6**  
property surface: **347 m2**  
surface plot: **158 m2**  
price: **€ 349.900**

## contact

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