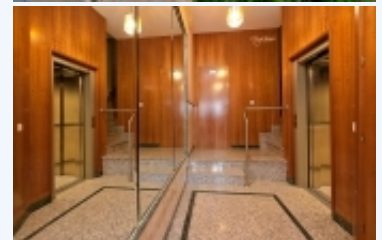


# Exclusively Andalusia

## Real Estate

**FOUR BEDROOM, TWO BATHROOM  
APARTMENT IN GRANADA CENTRE WITH  
CATHEDRAL VIEWS. PRIVATE PATIO.**

**For sale. € 450,000**



### Granada, Granada, City

Four bedroom, two bathroom apartment in Granada centre with cathedral views. Private patio.

A fantastic opportunity to acquire this spacious four bedroom first floor apartment overlooking Plaza Romanilla and the cathedral of Granada city. Apartment 1 of only three in this sought after location has a bright communal entrance hallway with elevator access to the apartment door. A high quality oak timber front door leads us into a bright entrance hall off which is the lounge which has views across the palm trees and square of Plaza Romanilla and the cathedral. Plaza Romanilla is ideally situated in the very heart of this ancient Andalusian city with amazing monuments, restaurants, shops and traditional indoor market all within a two minute walk. Also directly off the entrance hall is a large kitchen dining room which has a door leading out into a large, private walled patio. The original kitchen of the apartment, which was a little dated, has been removed to give a new owner a clear space to accommodate a new, modern kitchen of their choosing. (all services are still in place). Finally off the entrance hall is a door separating the main living areas from the bedrooms and bathrooms. Bedroom 1, like the lounge, faces the front of the building and has the benefit of the same amazing views over the plaza and fitted wardrobes. The next room off the corridor is bathroom number 1 which is classically tiled with honey coloured marble tiles. There is a dual vanity sink unit with marble surround. This bathroom has an enclose and tiled shower cubicle. The corridor continues with large built in wardrobes/storage on the left and bathroom 2 on the right. the second bathroom is bright and decorated with large white tiles and a light blue and coffee coloured border tile. At the end of the corridor the door facing is bedroom 2 which is a double and has a large window which opens out onto the private patio. On the right is bedroom 3 which is another good sized bedroom with oak fitted wardrobes. Off bedroom three and also having a separate door leading in or out from the patio is bedroom four. A good sized room which was used as an office by our sellers. All the windows in this apartment are wood effect aluminium. They are fitted with double glazing which has a thermochromic coating for energy efficiency. There is a HVAC system servicing all rooms with hot water being supplied by a gas hot water heater. This property offers a great spacious home or incredible investment opportunity with high demand for quality rental accommodation in this amazing location. Put yourself in the very heart of Andalusian culture, award winning restaurants, incredible fresh produce and vibrant nightlife in small, boutiques venues.

#### BASE INFORMATION:

Bed : 4  
Bath : 2

#### LAND INFORMATION:

Square : 130  
Metres

#### NEIGHBOURHOOD:

Supermarket : 2 minutes by Walk  
Coffee shop : 1 minutes by Walk  
Airport : 15 minutes by Car  
Bus station : 5 minutes by Car  
Train station : 5 minutes by Car  
Town centre : 1 minutes by Walk  
Shopping : 1 minutes by Walk  
centre

