



# Andaluz Homes

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## Apartamento Joya

3-bed Apartment in Cádiz

## € 265,000

Reference: C00CA869



### Details

- 3 bedrooms
- 1 bathroom
- Constructed: 88sqm

### Features

- Near the airport
- Near the beach
- Near the train station

### Nearby

- 0.3km: Numerous Restaurants
- 0.3km: Local Supermarket
- 1km: Cadiz Train station

Beautiful 3 bed, 1-1/2 bath loft apartment with lift and communal terrace located in the heart of the historic city of Cadiz

Apartamento Joya is a as it is named, a jewel found crowning the top of a fabulous restored traditional finca located close to the Cathedral, Plaza de Palillero and nearby Plazas de Candelaria and San Antonio.

Everything in the old city is easily accessible on foot such as the array of beautiful plazas, gourmet restaurants, gardens and sea wall which wraps neatly around the old quarter of Cadiz. The small cove with its sheltered sandy beach called La Caleta is a 10 minutes walk away.

Cadiz city has good road and rail links to Jerez airport which is just under 1 hour ´s journey.

The property itself is immaculately presented throughout. A brief description is as follows:-

Entrance from the main cobbled street leads into the communal patio giving access to the 12 private apartments, 3 on each floor. Apartamento Joya is on the 3rd floor which is accessed either by the lift or by using the commanding stone staircase to all floors.

The main entrance to the apartment leads into the hallway lined with windows leading to all of the accommodation. Starting at the far end you will find the beautifully light living room. This comes complete with feature beamed ceiling and curved details called bovedas. An archway defines the point where the living room and dining room meet offering a soft separation whilst maintaining that open-plan feel. Built-in cupboards and recessed alcoves add interest and useful storage to the space. The living room also benefits from hot/cold air-conditioning.

A door leads from the living room into the kitchen with oven, hob, extractor, washing machine, dishwasher, upright fridge-freezer and freestanding pantry cupboard. The custom built open shelving and worktops are made in a traditional Spanish style offering practical storage and plenty of space in which to be creative in the kitchen.

Both the living room and kitchen benefit from lovely balcony windows.

Returning to the main hallway, you will find 2 good sized double bedrooms, both accessed via traditional glazed doors and feature the original beamed ceiling. Each also come complete with built-in wardrobes along one side.

The main bathroom is located next to these bedrooms. It is equipped with a bath, shower-over, bidet, basin and WC. The beamed ceiling is also exposed in this bathroom.

At the end of the hallway next to the front door you will find a small guest closet with basin and WC plus the 3rd single bedroom which could easily be a home-office if preferred.

A small flight of stairs lead up from the communal hallway to the extensive communal roof terraces offering fabulous views over the city to include the Cathedral and other easily recognizable landmarks within the old city walls.

This charming property offers any would-be buyer the chance to enjoy the benefits of living in a city with everything you need close-by, whilst offering a peaceful Spanish haven in which to retreat to after soaking up the sun, sea, history and culture Cadiz City is famous for.

Total constructed area approx: 88sqm

Status: Urban

CEEE rating: E

Note: Whilst the property description and details provided are intended to be factually correct the accuracy of this information cannot be guaranteed and does not constitute an offer of contract. All properties are offered for sale unfurnished unless stated otherwise.

The advertised property marketing price is subject to standard Spanish Notary, Land Registry, Stamp Duty (ITP), Legal and Estate Agency Fees.



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