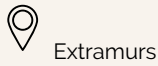





# ERUDITO ORELLANA

## Elegance and light in Erudito Orellana



Located on Erudito Orellana, this elegantly refurbished home is set within a classic 1950 building, blending the character of the original architecture with a high-performance contemporary design. Its elevated position and open façade allow exceptional natural light to flood the interior, creating a sense of spaciousness throughout. The property offers 145 m<sup>2</sup> of total built area, of which 130 m<sup>2</sup> correspond to the living space, laid out fluidly and without hallways to optimize every square meter.

 Precio 750.000 €  Finca 130 m<sup>2</sup>  Propiedad 130 m<sup>2</sup>

 Habitaciones 3  Baños 2  -

## Bright, Spacious, and Thoughtfully Designed Interiors

The day area unfolds into a large open-plan space that integrates the living room, dining area, and kitchen, becoming the heart of the home. High ceilings, decorative moldings, and indirect lighting create an elegant and welcoming atmosphere. The residence features three bedrooms: a main suite with a walk-in closet and en-suite bathroom with a shower and double sink, a second double



bedroom, and a third versatile room ideal as a study, all equipped with built-in wardrobes. The layout is completed by an additional bathroom and a guest toilet.

## Premium Finishes and Seamless Indoor-Outdoor Connection

Two balconies with space for a table and chairs extend the living area and enhance the connection with the outdoors, providing natural light, ventilation, and open views. The full renovation includes top-quality materials: natural wood flooring, high-performance carpentry, ducted air conditioning, radiator heating, perimeter acoustic insulation, and a carefully curated selection of finishes and equipment from renowned brands. A unique property that combines design, comfort, and luminosity to fully enjoy contemporary living in a well-established urban environment.

