

Reference: **37792275**
 Property type: Premises
 Sale/rent: For sale
 Price: **5.400.000 €**
 Condition: Reformed



Address: Del puerto
 Town: Ademuz
 Province: València
 Postal code: 46022
 Zone: Aiora



Sqm built: 2380	Air conditioner: cold/hot	Garages: 9
Hot water: centralized	Stays: 13	Orientation: west
Toilets: 6	Outward/Inward: outward	

Description:

EXCLUSIVE. Unique building built in the first decade of the 20th century. Currently and after the remodeling of the building from the year 2000, the original façade is combined in red brick and white stone, oriented to the Avda. Of the Port with the facade of modern architecture of the building, oriented to the square. It is undoubtedly an impressive building, in which we can find spaces created from the concept of maximum utilization of surfaces and light, thanks to its original, numerous and large windows in the original facade and the impressive facade designed in corrugated glass, Oriented to the square.

In ground floor it has a diaphanous and divisible space of great height, ideal for restoration or commerce, among other activities (Access is by Avda. of the port)

The first floor, accessible by the square, is oriented to professional activities or use as offices.

From the entrance hall you can see the design and an absolutely modern image, with great force, combining in harmony art, color and materials such as concrete, steel and glass From here we can appreciate and enjoy the impressive spiral angular staircase, the mural painted on its walls and the glass walls of its facade.

The building is composed of a total of 4 Floors: SOTANO FLOOR parking of 592 m2, with 16 parking spaces. GROUND FLOOR ideal for restoration / trade of 588 m2, with great height and with 14 light entrances. FIRST FLOOR 600 m2, ideal for professional activities / offices.

SECOND FLOOR 600m2, diaphanous mansard that allows different uses.