Andaluz Homes
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Apartamento La Castaña

3-bed Apartment in Cádiz

€ 765,000

Reference: C00AMCA932



Details

- 3 bedrooms
- 2 bathrooms
- Plot area: 216sqm
- Constructed: 216sqm

Features

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

Nearby

- 45km: Jerez de la Frontera Airport
- 1km: La Caleta

Unique and stylish luxury apartment located in the heart of the old historic city of Cádiz.

Apartmento La Castaña is an incredible property located on the first floor of an original traditional grand patio house dating back to the 18th century.

This stunning apartment was completely transformed into what is now a spacious contemporary home approximately 8 years ago. Renovated by its current owners, it is a first class example of what is possible when combining modern design with the stunning traditional features an historic building. Their full care and attention has been given to every detail in order to create a luxurious living experience and a relaxing retreat away from city life.

Located on the first floor in a corner position which allows for the best light throughout the property, it is accessed either by the grand central staircase from the communal patio or via the lift which reaches all 4 floors.

Immaculately presented throughout, a brief walk-through description is as follows:-

Entrance via a private door leads into the L-shaped glazed walkway which wraps about the central patio and gives access to the whole apartment. Marble floors reflect the light which passes through the patio and offers a cooling touch in the warmer months.

Custom built rich blue-grey doorway casements define the entrances into each area of the apartment and provide a dramatic contrast to the traditional glazing and light floors.

The first to the right from the entrance leads into the stunning master suite. This comprises of the master bedroom with solid wood fitted cupboards and a balcony window overlooking the street below. There is a 2nd sitting room which is currently used as a comfortable home-office, also with balcony window. The master suite also includes a luxury bathroom with double vanity, solid olive wood bespoke vanity unit, a separate WC with bidet, a large walk-in shower and Turkish steam room with mood lighting. Extending behind the vanity is the dressing room with custom-built furniture and a dressing area with balcony window filling the space with natural light. The master suite to include the bedroom, dressing room and home office all feature solid ´Sucupira´ wooden floors which are extremely hard wearing and beautifully warm in colour.

Returning to the marble floored walkway and continuing straight ahead you pass through to the extensive open-plan main living area. This is located on the corner of the building and features 4 balcony style windows offering views over the historic streets below whilst flooding the space with light. Solid American oak floors decorate the living room which extends into the dedicated dining area. Next to the dining area is the luxury kitchen with everything a passionate home chef might desire. The Santos kitchen design with Neff integrated appliances provide a professional cooking experience in your own home. There is a wine fridge incorporated in the kitchen design whilst a dedicated bodega is located in the utility room housing the washer and tumble dryer whilst providing additional storage and pantry.

Returning to the main walkway once more and continuing to the end, a door to the right opens to the guest suite with double bedroom featuring a double bay window to the street and a beautiful en-suite bathroom with double shower, solid wood custom-built vanity, bidet and WC.

Additional features include:
Original solid wood beamed ceilings throughout
Gas central heating in all rooms
Feature lighting
Double glazed windows with Climatlit glass for heat efficiency and soundproofing
Real-flame gas fireplace in the living room (not currently comissioned)
Communal roof terrace accessed via the lift or stairs
Bathroom taps and faucets are Hansgrohe
Toilets and bidets are Philippe Starck

Total constructed area approx: 216sqm
Status: Urban
CEEE rating: E

Active community with a monthly fee of between 120-150 euros per month

The apartment is one of 10 in total - 3 on each floor plus a small penthouse apartment. This building is beautifully maintained throughout including all communal spaces from the patio to the roof terrace.

** The current owners rent a garage on an annual contract. It is not included in the price but may be available by separate negotiation.

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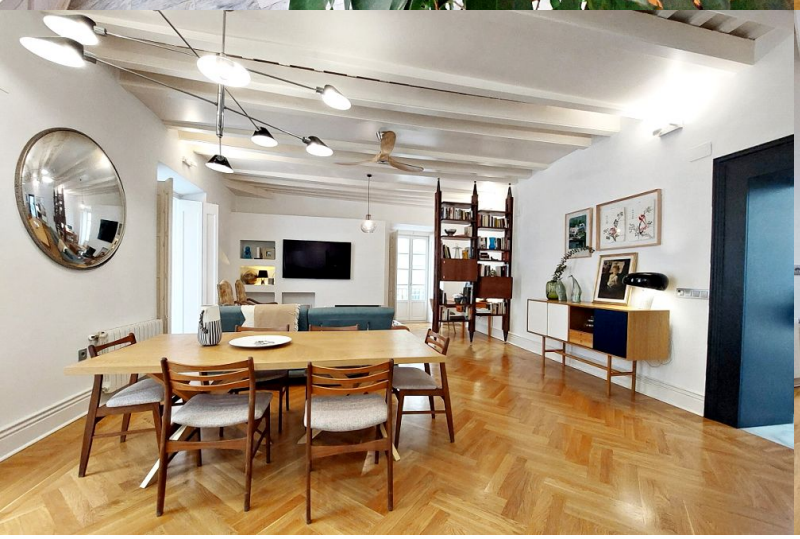
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