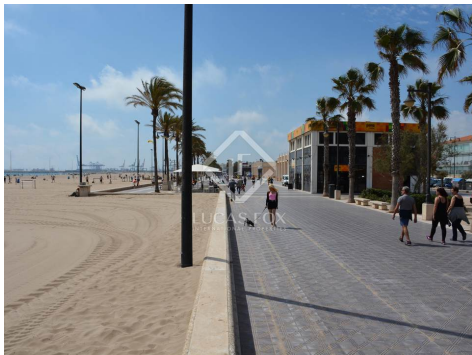


€4,500,000 Building - Sold

Office building for sale near Malvarrosa Beach and Valencia Port

Spain » Valencia » Valencia City » Ciudad de las Ciencias » 46011

3,000m² **200m²**
Floorplan Terrace



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OVERVIEW

Attractive building with a listed façade and built area of 3,300 m² distributed over 5 floors and a basement. It has 2 street level commercial venues, 17 parking spaces in the basement and 7 storage units. Possible to convert for use as a hotel.

Opportunity to acquire a beautiful building near the port of Valencia and Malvarrosa beach. The property is distributed over 5 floors and a basement with 17 parking spaces and 7 storage rooms.

This building has a protected facade, but the interior is alterable. It was completely re-built in 1996, recreating the original façade and the interior was remodelled for use as offices. Most of the floors are open-plan space, with a surface area of approximately 550 m². It has a large covered courtyard that provides plenty of light as the entire interior facade is glazed, as is the lift.

All of the installations satisfy the legal requirements and it is perfectly maintained. On the fourth floor we find an area of 200 m² of outdoor terraces overlooking the 2 façades, with breathtaking views of the port's Royal Marina.

This building is currently attached to an adjacent building on one of the floors, thus extending the usable area by 630 m². Possibility to buy together or divide the properties.

According to the 2017 Business Plan, the Port of Valencia plans to invest large amounts until 2020 in order to revamp the area, including better road accessibility and increase the number of cruise ships and tourists.

* Please note that the images used for this advertising are not from the building for sale, but images that represent this area of the city.

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Sea views, Terrace, Lift, Natural light,
High ceilings, Parking, Views, Utility room,
Transport nearby, Heating, Exterior, Alarm,
Air conditioning

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