

Price on request Apartment - For sale - Reserved

# New build 3 Bedroom apartment with 27m<sup>2</sup> terrace for sale in Godella / Rocafort

Spain » Valencia » Godella / Rocafort » 46111

Q3 2028	3	2	148m <sup>2</sup>	27m <sup>2</sup>
Completion	Bedrooms	Bathrooms	Floorplan	Terrace



Contact us today for more information or to arrange a viewing

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### New development of 26 three-bedroom apartments and penthouses with clear views for sale in Rocafort.

Discover Terrasses de Rocafort, a unique development designed for those seeking bright homes with views and a high quality of life in a privileged setting. Located at the main entrance to Rocafort, facing two spacious landscaped green areas with palm trees, it offers an open and unobstructed environment that allows abundant natural light to flood each property.

The project has been carefully designed to highlight its presence in the surroundings, with an elegant and contemporary facade that conveys a sense of quality, balance and modernity from the first moment.

One of the highlights of these homes is their spacious, glazed terraces, seamlessly integrated into the building's architecture. Access from both the living room and kitchen, they are ideal for enjoying the views and the Mediterranean climate outdoors year-round.

All the homes stand out for their intelligent layouts, with spacious rooms, minimal hallway space, and cross ventilation, offering excellent natural light, comfort, and efficiency. Every detail has been carefully planned to provide functional, modern homes that meet the real needs of their future owners.

In terms of quality, the project focuses on efficiency and comfort:

- SATE thermal insulation system on facade
- High-efficiency ducted air conditioning using aerothermics
- Home automation system for home control
- Possibility of customizing finishes

In addition, the development offers parking spaces for greater convenience on a daily basis.

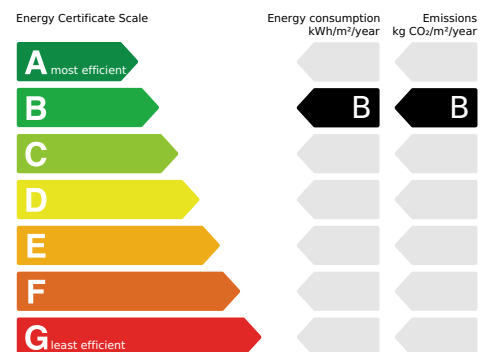
### Highlights

- Penthouses with spacious terraces
- Living rooms with large windows that provide abundant natural light.
- Equipped kitchens
- Customization options
- Average return of 5%
- High specification and energy efficiency, with at least a B efficiency certificate.
- Garage available



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Terrace, Lift, Natural light, Parking, Transport nearby, Open kitchen, New build, Near international schools, Exterior, Equipped Kitchen, Double glazing, Domotic system, Built-in wardrobes, Balcony, Air conditioning



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Applicable taxes (VAT/Stamp Duty), as well as notary fees, registration fees and other costs associated with the sale, are not included in the price and will be borne by the corresponding party.

The building permit has been granted and reservations are now being accepted. The reservation fee is €6,000. The payment schedule is as follows:

- At the time of booking: €6,000.
- At the time of signing the purchase agreement: 10% of the total price + applicable VAT.
- During construction: 10% of the total price + corresponding VAT in different installments.
- Upon delivery of the keys: 80% of the total price + applicable VAT.

Development marketed exclusively by Dils Lucas Fox (Lucas Trading, SL with CIF B64125438), acting as a real estate intermediary, with registration number in the Register of Real Estate Intermediation Agents of the Valencian Community RAICV 4243.

The information provided is for informational purposes only, based on data provided by the property owner, and may be subject to change. It does not constitute a contractual offer.

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