

Prices from €451,000 New development

## VAL56225 Nerium Apartments, Godella / Rocafort, Valencia

A new development of Apartments for sale in Godella / Rocafort, Valencia with a starting price of €451,000 and rental yield of 7%, 5 Apartments available

<b>Q2 2025</b> Completion	<b>5</b> Units available	<b>3 &amp; 4</b> Bedrooms	<b>115m<sup>2</sup></b> Sizes from	<b>6.65%</b> Rental yield up to	<b>Granted</b> Building licence
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### OVERVIEW

## A new development of Apartments for sale in Godella / Rocafort, Valencia

Lucas Fox is pleased to present the new build Development , with apartments of various types in the Campolivar development in Godella, Valencia. This is a low-density development with communal areas, outdoor spaces and green areas; all in a peaceful setting, surrounded by nature.

Architect Ramón Esteve was in charge of the design, while Gustavo Marina was in charge of the landscaping. Three- and four-bedroom homes are for sale in various types, such as ground floor apartments with garden, apartments on intermediate floors and penthouses with large terraces. The apartments have an excellent orientation and views of the surrounding area.

Inside, the design is modern and open-plan, with neutral tones that maximise spaciousness, as well as large floor-to-ceiling windows that, in addition to offering pleasant views, allow in plenty of natural light. The use of materials such as wood is also noteworthy.

The homes have the best qualities, such as video concierge, laminate flooring imitating wood, stoneware floor in wet areas and LED lighting. They are highly energy efficient and sustainable, with a high energy rating, aerothermics and photovoltaic panels to reduce consumption. They have great thermal and acoustic insulation for greater comfort and energy savings, with aluminium exterior carpentry with thermal bridge break and double glazing, as well as a hot-cold air conditioning system through ducts, for total comfort. The kitchens are fully equipped, with wall and base units, high-efficiency appliances , a sink with a mixer tap and a ceramic or similar worktop. The modern bathrooms include designer furniture and thermostatic taps.

The private development has large green areas, with perfectly designed landscaping using native plant species with low water consumption and an optimized irrigation system. It also has two community pools, a children's pool, paddle tennis and basketball courts, a multipurpose room and a children's playground. Finally, there are bike lanes and nature trails, as if it were a natural environment.



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However, a customization service is offered, which allows you to distribute the spaces, choose different types of environments and increase security and technology systems.

Please contact for more information.

### UNITS IN THIS DEVELOPMENT

Type	Status	Floor	Distribution	Size	Rental yield
Apartment	€515,000	Floor 0	4 Bedrooms 2 Bathrooms	122m <sup>2</sup> , Terrace 72m <sup>2</sup>	6.29%
Apartment	Reserved	Floor 0	4 Bedrooms 2 Bathrooms	122m <sup>2</sup> , Terrace 68m <sup>2</sup>	6.18%
Apartment	Sold	Floor 0	4 Bedrooms 2 Bathrooms	122m <sup>2</sup> , Terrace 73m <sup>2</sup>	6.11%
Apartment	Sold	Floor 0	4 Bedrooms 2 Bathrooms	122m <sup>2</sup> , Terrace 68m <sup>2</sup>	6.00%
Apartment	Sold	Floor 1	4 Bedrooms 2 Bathrooms	123m <sup>2</sup> , Terrace 15m <sup>2</sup>	6.91%
Apartment	Reserved	Floor 1	4 Bedrooms 2 Bathrooms	123m <sup>2</sup> , Terrace 15m <sup>2</sup>	6.90%
Apartment	Reserved	Floor 1	4 Bedrooms 2 Bathrooms	122m <sup>2</sup> , Terrace 15m <sup>2</sup>	6.82%
Apartment	Reserved	Floor 1	4 Bedrooms 2 Bathrooms	123m <sup>2</sup> , Terrace 15m <sup>2</sup>	6.20%
Apartment	€451,000	Floor 2	3 Bedrooms 2 Bathrooms	115m <sup>2</sup> , Terrace 18m <sup>2</sup>	6.65%
Apartment	€652,000	Floor 3	4 Bedrooms 3 Bathrooms	125m <sup>2</sup> , Terrace 165m <sup>2</sup>	5.52%
Apartment	Sold	Floor 3	4 Bedrooms 3 Bathrooms	122m <sup>2</sup> , Terrace 165m <sup>2</sup>	5.42%
Apartment	€669,000	Floor 3	4 Bedrooms 3 Bathrooms	122m <sup>2</sup> , Terrace 165m <sup>2</sup>	5.38%
Apartment	€680,000	Floor 3	4 Bedrooms 3 Bathrooms	124m <sup>2</sup> , Terrace 167m <sup>2</sup>	5.29%

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