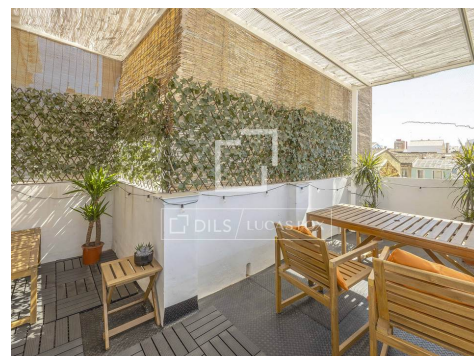


€335,000 Apartment - For sale - New listing

Excellent 2 Bedroom apartment with 15m² terrace for sale in Playa Malvarrosa/Cabanyal

Spain » Valencia » Valencia City » Playa Malvarrosa/Cabanyal » 46011

2 Bedrooms 1 Bathrooms 63m² Floorplan 15m² Terrace



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Charming refurbished apartment in El Cabanyal with beamed ceilings, exposed stonework, rooftop terrace, balcony, abundant natural light and authentic Mediterranean character.

Located in the heart of El Cabanyal, this beautifully refurbished duplex apartment forms part of one of the neighbourhood's traditional fishermen's townhouses and perfectly combines authentic Mediterranean character with stylish contemporary comfort.

The property has been renovated with exceptional taste, carefully preserving many of the architectural features that make Cabanyal so unique, including impressive high ceilings with exposed wooden beams, exposed brickwork, and charming original stone walls that add warmth and personality throughout the home.

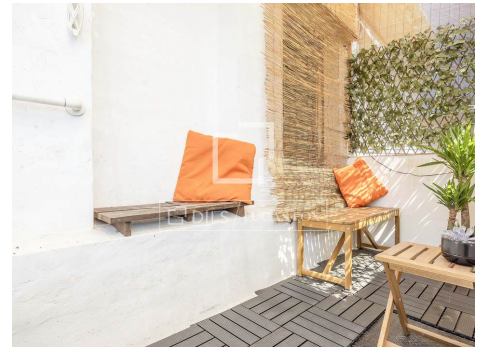
The apartment is sold as a complete turnkey — fully furnished and equipped and ready to move in or rent out immediately. Given its location, beach proximity, and character, it represents an excellent opportunity for buyers looking for a holiday home, a stylish city residence, or an income-generating rental property in one of Valencia's most sought-after tourist neighbourhoods. The property also includes a smart security system with cameras and remote access, available as part of the contents package. This makes it particularly well suited to remote management as a rental property.

The furniture, decorative and smart security package is priced separately at €25,000.

Thanks to its east-west orientation, the apartment enjoys abundant natural light throughout the day, creating a bright and welcoming atmosphere. The rooftop terrace enjoys morning sun while the balcony catches the afternoon and evening sun — giving you the perfect outdoor spot at any time of day.

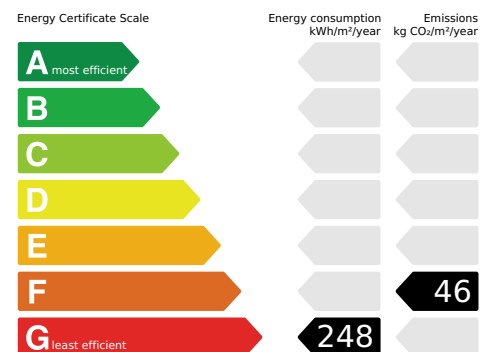
The main level features an open-plan living, dining, and kitchen area, thoughtfully designed to maximise both space and comfort. The fully equipped kitchen integrates naturally into the living space, while the exposed stone wall in the lounge creates a particularly elegant and characterful focal point. Air conditioning has already been installed for year-round comfort.

Also on this floor is a beautiful double bedroom with its own private balcony, large enough for a small coffee table and two chairs — an ideal spot to enjoy a morning coffee. This bedroom also benefits from the stunning beamed ceilings that define the property's authentic charm. A luxurious bathroom and a practical separate laundry area complete this level.



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Terrace, Period features, Period Building, Natural light, High ceilings, Transport nearby, Storage room, Renovated, Pet-friendly, Open kitchen, Near international schools, Heating, Exterior, Equipped Kitchen, Double glazing, City views, Balcony, Alarm, Air conditioning



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The second bedroom is arranged as a charming sleeping loft, accessed via an internal ladder-style staircase. This cosy elevated space accommodates a double bed, bedside table, chest of drawers, and privacy screen, while also enjoying the beautiful exposed beams and original stone wall details that give the apartment its unique atmosphere.

From the main living area, there is direct access to the property's beautiful private rooftop terrace — a highly desirable feature in this part of Valencia. Currently accessed a space-saving ship's ladder staircase, the layout also allows sufficient space for the future installation of a more permanent staircase if desired. The terrace has been thoughtfully arranged into two separate areas thanks to its L-shaped layout: an outdoor dining space with table and chairs, and a separate chill-out corner ideal for relaxing in privacy.

Although the property has an official registered built surface area of 44 m², the actual usable space is significantly larger thanks to its split-level layout and additional exterior areas. Based on approximate measurements, the total usable area is around 78.5 m², distributed as follows: living room (16.2 m²), kitchen (7.2 m²), bedroom 1 (11.9 m²), loft-style bedroom 2 (11.9 m²), bathroom (4 m²), upper storage area (4 m²), laundry area (3 m²), staircase area (4.8 m²), private rooftop terrace (12 m²), and balcony (3.5 m²). Some of these areas may not be reflected as habitable area in the official documentation, but they form part of the property as currently configured and enjoyed.

This is a rare opportunity to acquire a highly characterful home in one of Valencia's most vibrant and internationally sought-after seaside neighbourhoods — ideal both as a stylish city residence and as an attractive investment property.

Sale price of the property: €335,000. Furniture, decorative and smart security package: €25,000. Taxes, purchase costs, notary fees, registry fees, and agency fees are not included in the advertised price. Estate agency fees amount to 3% of the final sale price plus the applicable VAT, to be borne by the buyer.

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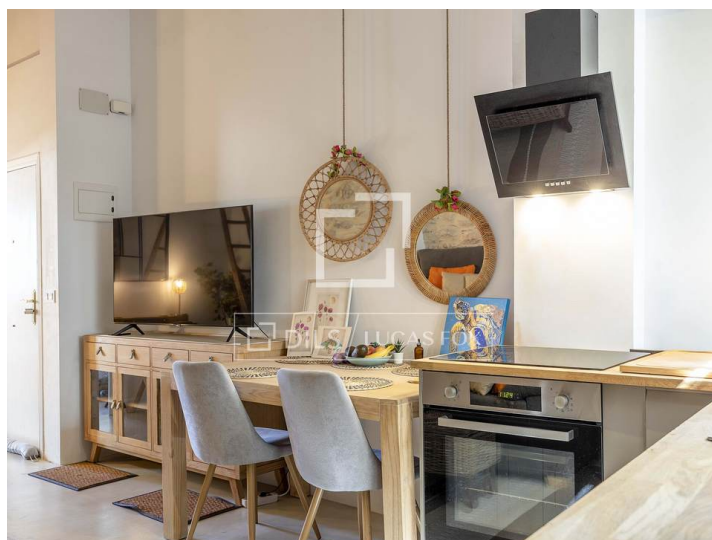
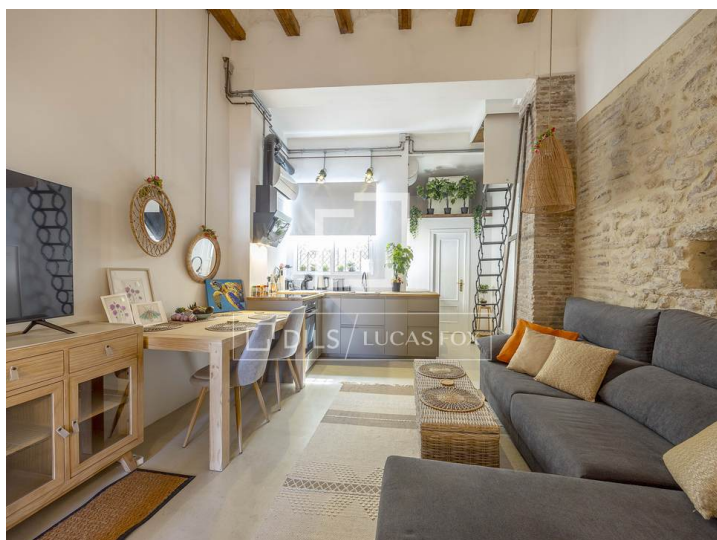
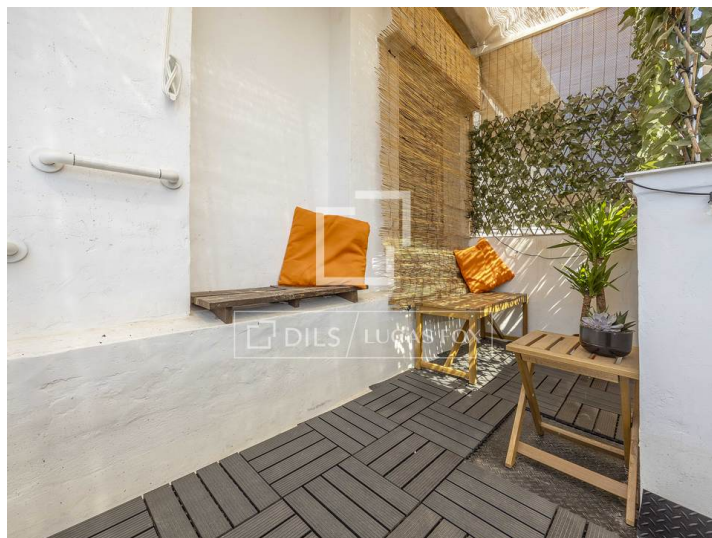
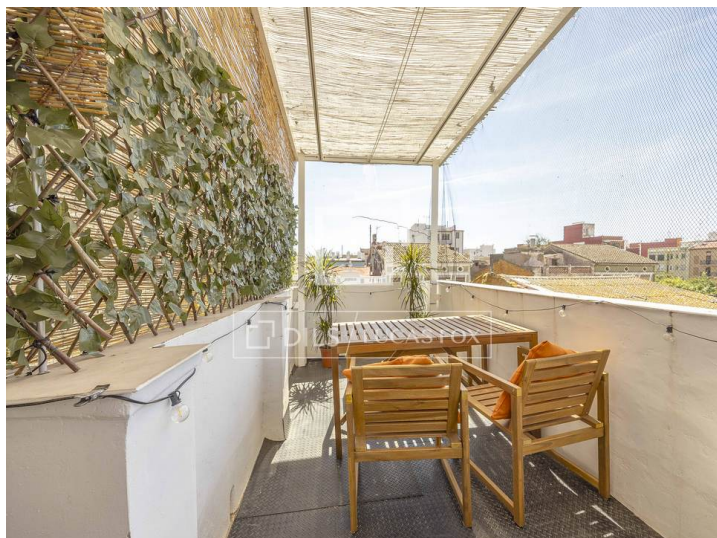
The information provided is for indicative purposes only, based on data supplied by the vendor/landlord, and may be subject to change. It does not constitute a contractual offer.

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