

Prices from €214,179 New development

San Blas Boutique New Development, Apartments, Godella / Rocafort, Valencia

A new development of Apartments for sale in Godella / Rocafort, Valencia with a starting price of €214,179, 10 Apartments available

Q1 2028	10	69m ²	Granted
Completion	Units available	Sizes from	Building licence



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SAN BLAS 38 · GODELLA

A boutique new development of 10 premium quality thoughtfully designed homes.

San Blas 38 is an exclusive residential development located in the heart of Godella, a well-established and highly sought-after area just minutes from Valencia and served by its own metro stop.

Conceived as a boutique project of only 10 apartments, the building combines contemporary architecture, sustainability, and comfort, offering homes designed for modern Mediterranean living.

The project has been developed by Heldela Investments & Construction in collaboration with Goor Studio, with a clear focus on quality, energy efficiency, and long-term liveability.

ARCHITECTURE & DESIGN

The building presents a clean, timeless façade finished in ceramic brick with lime mortar render, incorporating generous terraces and integrated greenery that soften the architecture and connect the homes with nature. The structure has been designed using reinforced concrete pillars and lightweight slabs, improving efficiency while reducing CO₂ emissions.

Interior layouts prioritise natural light, cross ventilation, and fluid transitions between indoor and outdoor spaces, creating calm, well-balanced homes that feel both modern and warm.

SUSTAINABILITY & ENERGY EFFICIENCY

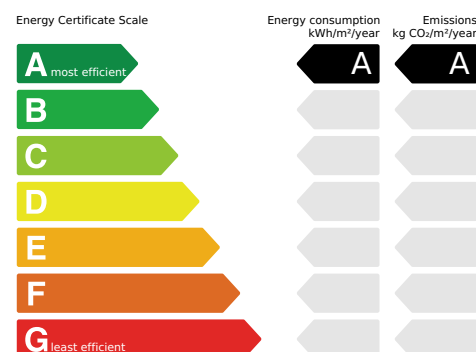
The development incorporates aerothermal energy systems for domestic hot water, high-performance thermal and acoustic insulation, double-glazed low-emissivity windows with argon gas, and efficient ventilation systems to ensure healthy indoor air quality and reduced energy consumption.

INTERIOR FINISHES

Each apartment features porcelain stoneware flooring throughout, moisture-resistant white skirting boards, smooth white walls and ceilings, acoustic insulation between rooms, and false ceilings across all living spaces.



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Bathrooms include large-format porcelain wall tiles, resin shower trays or acrylic bathtubs, wall-mounted toilets with soft-close lids, integrated vanity units, and quality single-lever taps.

KITCHENS

Fully fitted kitchens include upper and lower cabinets with integrated aluminium handles, Silestone or similar worktops, ceramic hob, electric oven, integrated extractor, and stainless-steel sink.

CLIMATE CONTROL & TECHNOLOGY

All homes are equipped with ducted air conditioning and heating with inverter technology, mechanical ventilation systems, Jung LS990 electrical mechanisms, and video entry systems.

COMMUNAL AREAS

Residents benefit from carefully designed communal spaces that extend the living experience beyond the private homes. The development features a landscaped garden with a communal swimming pool and a dedicated chill-out area, creating a calm, private environment for relaxation and socialising.

The building also offers an elegant entrance hall, lift serving all floors, and a private garage with one parking space available per apartment that can be purchased at additional cost. Access is automated and the garage is equipped with modern fire-safety systems, ensuring both comfort and security.

The distribution has been carefully designed to suit a range of lifestyles:

- Ground floor: two 1-bedroom apartments, ideal as primary residences, pied-à-terres, or investment properties.
- First and second floors: spacious 3-bedroom apartments with generous living areas and excellent natural light.
- Fourth floor: two exclusive 2-bedroom penthouses, each enjoying private access to spectacular rooftop terraces, offering open views and exceptional outdoor living spaces.

This considered layout creates a balanced mix of home types while maintaining the boutique character of the project.

LIFESTYLE

Discover life in Godella – a charming, family-friendly village just minutes from the heart of Valencia. Nestled on a quiet, tree-lined residential street, this apartment building is only a 5-minute walk from the metro, giving you effortless access to the city while letting you enjoy the peace and space of village life.

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Imagine cycling along a scenic path all the way to the sea, weekends spent exploring local parks, or strolling to the weekly farmers' market to pick up fresh, seasonal produce. Godella blends a relaxed, safe environment with all the conveniences you need: supermarkets, cafés, pharmacies, nurseries, and both public and private hospitals are close at hand.

For families, it's a true haven: top international schools, local Spanish schools, and nurseries make the daily routine easy, while wide streets, green spaces, and a welcoming community give children room to play and grow.

Here, life is slower, greener, and full of little joys – yet the city's restaurants, shops, and cultural attractions are never far away. Godella offers the best of both worlds: a peaceful, healthy, and connected lifestyle.

Units in this development

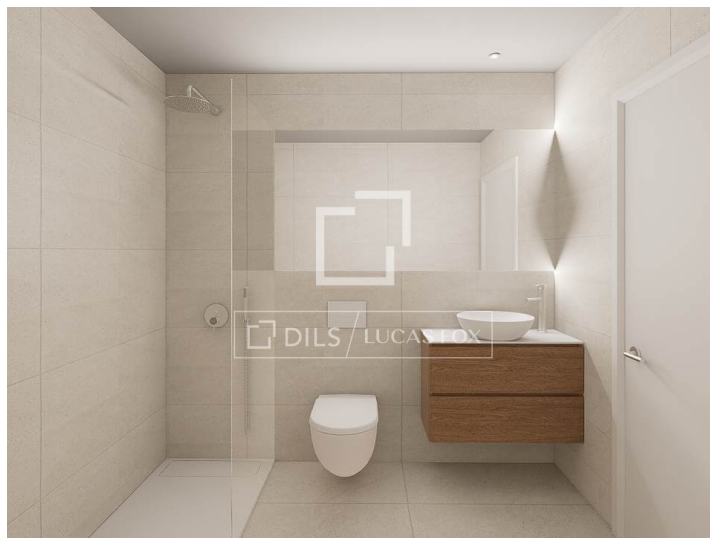
Type	Status	Floor	Distribution	Size	Rental yield
Apartment	€214,179	Floor 0	1 Bedrooms 1 Bathrooms	69m ² , Terrace 16m ²	8.40%
Apartment	€362,772	Floor 0	1 Bedrooms 1 Bathrooms	100m ² , Terrace 53m ²	6.28%
Apartment	€466,536	Floor 1	3 Bedrooms 2 Bathrooms	111m ² , Terrace 27m ²	5.92%
Apartment	€470,022	Floor 1	3 Bedrooms 2 Bathrooms	111m ² , Terrace 28m ²	5.87%
Apartment	€378,096	Floor 2	3 Bedrooms 2 Bathrooms	111m ² , Terrace 28m ²	7.30%
Apartment	€380,208	Floor 2	3 Bedrooms 2 Bathrooms	112m ² , Terrace 28m ²	7.26%
Apartment	€372,582	Floor 3	2 Bedrooms 2 Bathrooms	88m ² , Terrace 14m ²	6.44%
Apartment	€374,598	Floor 3	2 Bedrooms 2 Bathrooms	89m ² , Terrace 14m ²	6.41%
Penthouse	€466,536	Floor 4	2 Bedrooms 1 Bathrooms	78m ² , Terrace 60m ²	5.14%
Penthouse	€470,022	Floor 4	2 Bedrooms 1 Bathrooms	79m ² , Terrace 60m ²	5.11%

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