

€345,000 Apartment - For sale - New

## 2 Bedroom apartment with 52m<sup>2</sup> terrace for sale in Playa Malvarrosa/Cabanyal

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

|          |           |                  |                  |
|----------|-----------|------------------|------------------|
| 2        | 2         | 91m <sup>2</sup> | 52m <sup>2</sup> |
| Bedrooms | Bathrooms | Floorplan        | Terrace          |



**Contact us today for more information or to arrange a viewing**

+34 960 077 790 · [valencia@lucasfox.com](mailto:valencia@lucasfox.com) · [lucasfox.com](http://lucasfox.com) · Calle Hernán Cortés 28, Valencia, Spain

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### Great investment opportunity or to create your own living space

The property retains the typical elements of Cabanyal architecture, such as the roof with fan-shaped wooden beams and the original hydraulic tiles in good condition on the first floor .

In addition, it has a side patio that provides natural light and the possibility of creating a green space.

It currently requires refurbishment and is offered with a preliminary design for a single-family home, with 2 bedrooms, 1 full bathroom , 1 toilet and a large kitchen- dining room area.

An opportunity to recover a house with personality and character, in one of the most authentic and dynamic neighborhoods of the city, both to convert it into a permanent property or as an investment for the present and future.

Ground floor plan with yard and upper floor apartment

Total area according to the Cadastre: 91 m2

Ground floor area 227 m2

Usable exterior area of 52m2

Residential Use

Energy rating pending

Sale price from €345,000, taxes not included.

We have complete information available for you

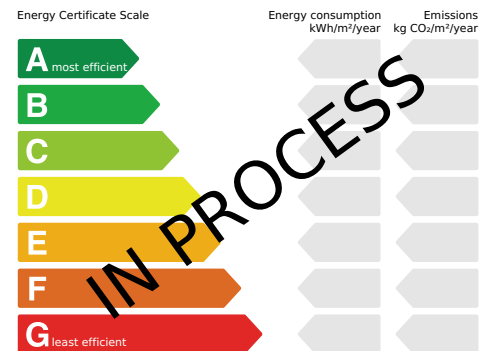
Applicable taxes (ITP/IVA/AJD), as well as notary fees, registration fees and other costs associated with the sale, are not included in the price and will be borne by the corresponding party.

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Terrace, Natural light,  
Transport nearby,  
Near international schools, Exterior



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