

## 1 slaapkamer Appartement Te koop in Valencia, Valencia

250.000€



Cabanyal Estate is proud to present this real estate gem located on the iconic Pelaïstraat, in the coveted district of Extramurs. Situated in a meticulously preserved historic building from 1920, this property offers the perfect balance between classic Valencian character and modern comfort.

Located on the fourth and top floor, the apartment stands out for its exceptional brightness that bathes every room thanks to its privileged height. The property, which is in perfect condition, is functionally distributed in a cozy living-dining room, a fully equipped independent kitchen, a spacious double bedroom, and a complete bathroom.

One of the biggest attractions is its direct access to the communal terrace from the home, providing a unique sense of freedom and spaciousness in the city center. Although the building currently does not have an elevator, the installation has already been approved and will be carried out soon, ensuring total comfort and an immediate increase in the value of your investment.

The location is simply unbeatable: a short walk from the historic center, the Estación del Norte, and the AVE Joaquín Sorolla station. Surrounded by all essential services —supermarkets, pharmacies, and excellent dining options— this apartment is ideal for those looking for a stylish urban retreat as well as for forward-thinking investors.

Come discover the light of Valencia in an unforgettable location.


Contact us for more information or to schedule a visit.


We speak Spanish, English, and Dutch.

The advertised sale price does not include the agency fees, which amount to 3% of the final sale price, plus 21% VAT, nor the notary fees, registration, legally applicable taxes, or, where appropriate, costs arising from mortgage financing. This announcement is for informational purposes only and is not contractual.

We are a registered real estate agency in the Registry of Real Estate Intermediaries of the Valencian Community (RAICV) with number 4410, and our agents are professional members API. API member in Valencia no. 02113.

 1 slaapkamer

 1 badkamer

 60m<sup>2</sup> Bouwgrootte