

## 2 soverom Leilighet til salgs i Valencia, Valencia





**280.000€**










Charming top-floor apartment just steps from Valencia beach. Located on the first and top floor of a typical house in the fishing neighborhood of El Cabanyal, this cozy 53 m<sup>2</sup> apartment combines traditional charm with a functional and modern design. Built in 1920, the property features a bright living room with an open kitchen equipped with a breakfast bar, a bedroom with access to a small balcony, and a full bathroom. From the living room, you can access a pleasant private terrace of 4 m<sup>2</sup>, perfect for enjoying the Mediterranean climate. A staircase in the living room leads to the spectacular master bedroom in the loft. This magnificent space, completely open, is the jewel of the home. Its open design perfectly integrates the sleeping area with an elegant bathroom (bathtub), sink, and toilet, creating a sense of luxury and spaciousness.

**Location:** The location is simply unbeatable. Situated on Calle Carlos Ros, you will find yourself in the vibrant heart of El Cabanyal. Within a few minutes' walk, you will reach Las Arenas beach, the boardwalk, and the marina. The neighborhood itself offers a fantastic mix of culture, gastronomy, and amenities. Everything you need is within reach: the famous Cabanyal Market, supermarkets, boutiques, pharmacies, and a wide range of restaurants, bars, and nightlife. Additionally, the location provides excellent connections with public transportation (bus, tram), allowing you to easily and quickly reach the rest of the city and Valencia airport.

**Features:** Area: 53m<sup>2</sup> First and top floor (no neighbors above) Two bedrooms Full and independent bathroom on the first floor Terrace (4m<sup>2</sup>) and balcony Open kitchen equipped with breakfast bar Historic building from 1920 in the El Cabanyal neighborhood Within walking distance to the beach and marina Excellent communications and all amenities at hand This is a unique opportunity to acquire an exclusive apartment ready to move in, in a prime location. Perfect for those looking for a home with character, a pied-à-terre on the coast, or a smart investment. Contact us for more information or to schedule a visit. Don't miss this opportunity! We speak Spanish, English, and Dutch. This advertisement is informative and not legally binding; it may contain errors. Expenses and taxes are not included. We are a registered real estate agency in Real Estate Intermediation Agents Register of the Valencia Community (RAICV), registered under number 4410. We are Licensed Real Estate Agents. Your APL registered agent in Valencia No. 02112

-  Se virtuell omvisning
-  2 bad
-  covered terrace
-  construction year: 1920

-  Se videotur
-  53m<sup>2</sup> Bygg størrelse
-  terrace
-  orientation: Oeste

-  2 soverom
-  air conditioning yes
-  building homes use only