







## 5 bedroom Apartment for sale in Valencia, Valencia

499,000€

Own a piece of paradise in El Cabanyal! Duplex Charm with Private Sea-View Terrace and Shared Garden Oasis! Seize this rare opportunity to acquire this unique duplex apartment in the heart of the iconic El Cabanyal district on Calle Astilleros. This first-floor property is located within a charming, traditional Valencian house comprising only four apartments and offers the ultimate coastal lifestyle with its second-line beach location. The duplex's unique layout culminates in an incredible feature: a private upper-floor terrace with magnificent sea views. This exclusive outdoor space adds immense value and provides an idyllic setting for relaxation and entertainment. Adding to its unique appeal is the shared garden, where each owner has a one-quarter stake, offering a tranquil, green, communal space – a true urban luxury. Experience authentic Valencian living with all conveniences on your doorstep, including a thriving local market, supermarkets, pharmacies, an exciting culinary scene and lively nightlife. Seamless public transport connections ensure you're always well connected to the vibrant city centre. Structurally sound, this duplex provides an exceptional foundation for a bespoke renovation. Unlock its full potential by creating a modern, stylish home while retaining the characteristic charm of El Cabanyal. This property is an outstanding investment opportunity, perfectly positioned to capitalise on Valencia's dynamic real estate market, whether you are looking for a permanent residence or a lucrative rental venture. Properties in El Cabanyal offering both sea views and a garden are highly sought after. Arrange your viewing today to discover the unique appeal of this duplex! We speak Spanish, English and Dutch. This ad is informative and without contractual value, it may contain errors. Expenses and taxes are not included.

-  View Virtual Tour
-  1 bathroom
- ☒ air conditioning yes
- ☒ building homes use only

-  View Video Tour
-  92m<sup>2</sup> Build size
- ☒ open terrace
- ☒ orientation: Este-Oeste

-  5 bedrooms
-  91m<sup>2</sup> Plot size
- ☒ storage room



**CABANYAL ESTATE** Property marketed by Cabanyal Estate

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