

## 3 bedroom Apartment for sale in Valencia, Valencia

**230,000€**



Cabanyal Estate Real Estate presents this property located on Calle Arzobispo Company, in one of the most sought-after areas of El Cabanyal, just 200 meters from the beach and with all everyday services a step away.

The property, built in 1965, has a built area of 75 m<sup>2</sup> and a comfortable and functional layout: 3 bedrooms, living-dining room, independent kitchen, and full bathroom with bathtub. Two of the bedrooms have built-in wardrobes, providing extra storage.

Located in a building with an elevator and east orientation, it stands out for its brightness and strategic location, ideal both for a permanent residence and for those looking for a second home near the sea. The property is in good condition and ready to move in, following renovations done in 1975 and 2002.

Among its features, it includes air conditioning, security door, new interior doors with corrosion-resistant hardware, aluminum windows with shutters, and a Fagor cooking plate. It has connections for electricity, water, and city gas (supply setup to be covered by the buyer).

Additionally, its surroundings are unbeatable: just a few minutes from the university area, next to Avenida de los Naranjos and very close to the La Cadena metro station, with schools, a health center, pharmacies, supermarkets, and public transport (metro and buses) in the vicinity.

Community fees: 100 € / quarter.









Contact us for more information or to schedule a visit.

We speak Spanish, English, and Dutch.

The advertised sale price does not include the fees of the real estate agency, which amount to 3% of the final sale price, plus 21% VAT, nor the notary fees, registration, legally applicable taxes, or, if applicable, costs arising from mortgage financing.

This advertisement is purely informative and non-contractual.

We are a real estate agency registered in the Registry of Real Estate Intermediary Agents of the Valencian Community.

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|--|---|---|
|  3 bedrooms              |  1 bathroom              |  75m <sup>2</sup> Build size |
|  air conditioning split  |  lift                    |  security door               |
|  building homes use only |  construction year: 1965 |   |



**CABANYAL ESTATE** Property marketed by Cabanyal Estate

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