

## 1 bedroom Apartment for sale in Valencia, Valencia

250,000€



Cabanyal Estate is proud to present this real estate gem located on the iconic Calle de Pelai, in the coveted district of Extramurs. Situated in a meticulously preserved historic building dating back to 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 floods every room thanks to its privileged height. The property, which is in perfect condition, is functionally distributed into a cozy living-dining room, a fully equipped independent kitchen, a spacious double bedroom, and a full bathroom.

One of the greatest attractions is its direct access to the communal terrace from the apartment, providing a unique sense of freedom and spaciousness in the city center. Although the building currently lacks 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: just a short walk from the historic center, the Estación del Norte, and the AVE station Joaquín Sorolla. Surrounded by all essential services —supermarkets, pharmacies, and excellent dining options — this apartment is ideal for those seeking a stylish urban retreat as well as for forward-thinking investors.

Come discover the light of Valencia in an unbeatable location.



Contact us for more information or to schedule a viewing.



We speak Spanish, English, and Dutch.



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

This announcement is for informational purposes only and is not contractual.

We are a real estate agency registered in the Registry of Real Estate Intermediation Agents of the Valencian Community (BAICV) with number 4410 and our agents are licensed APL professionals. APL registered in Valencia no

 1 bedroom  
 air conditioning split

 1 bathroom  
 open terrace

 60m<sup>2</sup> Build size  
 doble glazing