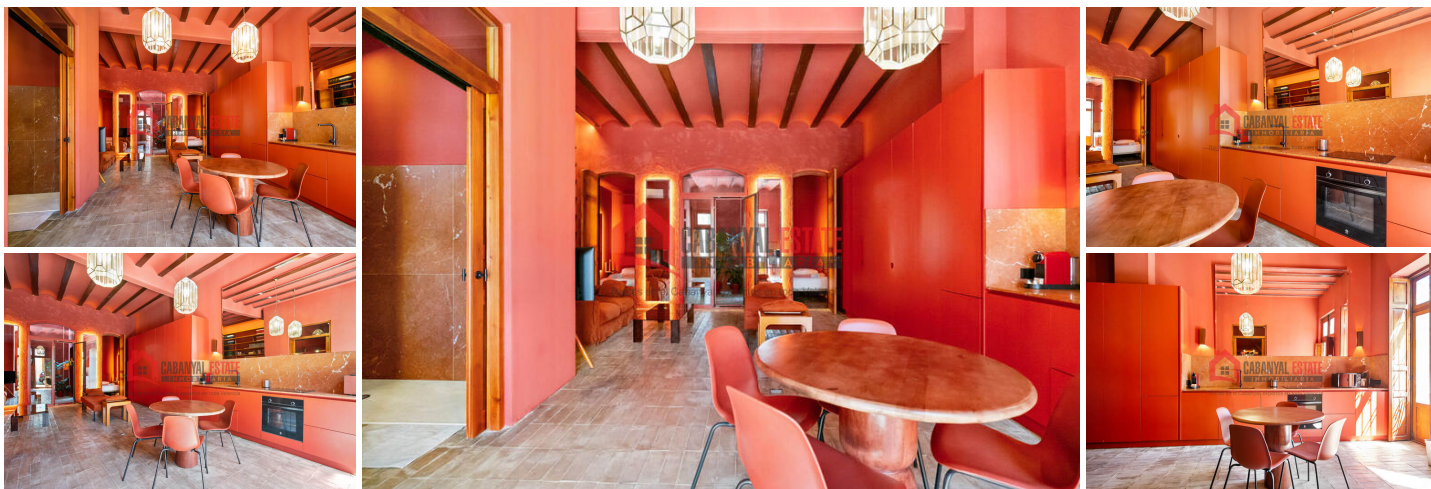


## 2 bedroom Apartment for sale in Valencia, Valencia

495,000€



Cabanyal Estate presents a unique real estate piece in the coveted Calle Progreso. This 75 m<sup>2</sup> ground floor, located in a traditional building from 1930 with only two floors, embodies the essence of modern Mediterranean living: a luxurious renovation that respects the historical character of Valencia's most vibrant neighborhood.

### Captivating spaces and superior functionality

The home has been designed to maximize light and comfort. It features an open social area that integrates the living room, dining room, and a fully equipped high-end kitchen. A large custom-made wall closet stands out in this space, offering generous storage capacity while maintaining a clean and organized aesthetic.

It has two double bedrooms and a spacious bathroom with premium finishes. The distinguishing element is its private patio, a tranquil oasis with direct access from both the living room and both bedrooms, creating a seamless connection between the interior and the exterior.

### Versatility and proven profitability



This property is the perfect choice for those seeking a luxury second residence that can be easily monetized when not in use. Its appeal is undeniable: during 2025, the property registered a yield of 8.21% with an occupancy rate of 85%, solidifying its status as an ideal asset for the mid-term rental market or digital nomads.


### Ready to move in


For €495,000, the property is delivered fully furnished and equipped (designer furniture, appliances, and split air conditioning). A "turnkey" opportunity in a privileged location, just a step away from the beach and the best gastronomy.

### Strategic location

Located just 5 minutes walk from Valencia beach, in one of the quietest and most authentic streets of Cabañal. A neighborhood in the midst of cultural and gastronomic boom, established as the preferred destination for European investors.

-  View Virtual Tour
-  1 bathroom
- open terrace
- satellite tv
- building homes use only
- construction year: 1930

-  View Video Tour
-  80m<sup>2</sup> Build size
- terrace
- satellite tv
- exterior

-  2 bedrooms
- air conditioning split
- furnished
- doble glazing
- good communications