

## 2 sovrum Lägenhet till salu i Valencia, Valencia

285.000€

Discover a fantastic investment opportunity in the highly sought-after El Cabanyal district, right on Calle Vicente Brull! This recently renovated third-floor property has been cleverly divided into two fully independent studios, offering a unique chance to generate substantial rental income. Each studio features its own private entrance, comfortable bedroom, well-appointed bathroom, and dedicated kitchen, ensuring maximum tenant appeal and privacy. Adding to the allure, one of the studios boasts a delightful balcony, a coveted feature for enjoying the vibrant atmosphere of El Cabanyal. Currently tenanted with active contracts, this property provides an immediate net monthly income of €2,150: Studio 1: €1,050 / month Studio 2: €1,100 / month This impressive income stream makes it a true turnkey investment for those seeking immediate cash flow from a strategically located asset. Investment Highlights: Prime El Cabanyal Location: Situated on Calle Vicente Brull, in one of Valencia's most vibrant and in-demand neighborhoods. Dual Income Potential: Two independent studios maximize rental returns. Immediate Cash Flow: Already tenanted, providing instant income from day one. Fully Self-Contained: Each studio offers complete independence with its own facilities. Balcony Advantage: One studio features a desirable balcony, enhancing its rental appeal. Third Floor (No Lift): Please note this property is located on the third floor without elevator access. Don't miss out on this exceptional opportunity to acquire a high-performing investment property in the heart of El Cabanyal. Contact us today to learn more and arrange a visit!

- Se videotur
- 87m<sup>2</sup> Bygg storlek
- doble glazing

- 2 sovrum
- air conditioning yes
- construction year: 1961

- 2 badrum
- furnished
- orientation: Oeste



CABANYAL ESTATE

RENTAL INVESTMENT

Fastighet som marknadsförs av Cabanyal Estate

[www.spainpropertyportal.com/sv/](http://www.spainpropertyportal.com/sv/)