



El Cabañal - El Grau, Valencia

REF. VV2601070

# House for sale with Terrace in El Cabañal - El Grau (Valencia)

## Features

- ✓ Views
- ✓ Heating
- ✓ Furnished
- ✓ AACC
- ✓ Terrace
- ✓ Pool

Surface

122 m<sup>2</sup>

Bedrooms

3

Bathrooms

2

Price

680,000 €



**aProperties presents this exclusive semi-detached villa, fully renovated, located in one of the most sought-after areas of the iconic Cabanyal district.**

A unique property that stands out as an excellent investment opportunity, as it holds a tourist rental license and is arranged into two independent apartments within the same building, each with its own private entrance from different streets, ensuring privacy and versatility of use. The ground-floor residence welcomes visitors with a carefully designed outdoor space featuring an elegant and discreet swimming pool with minimalist shower, a sunbathing area, and a pleasant terrace set up as a relaxation zone. Inside,

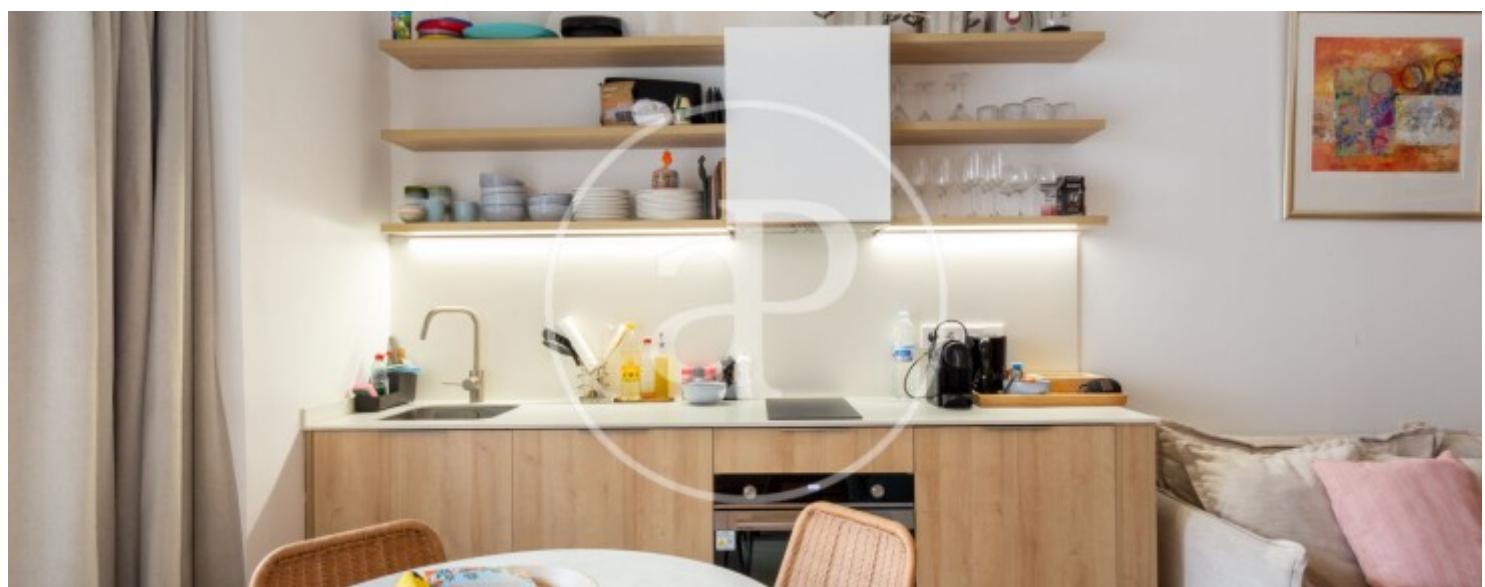
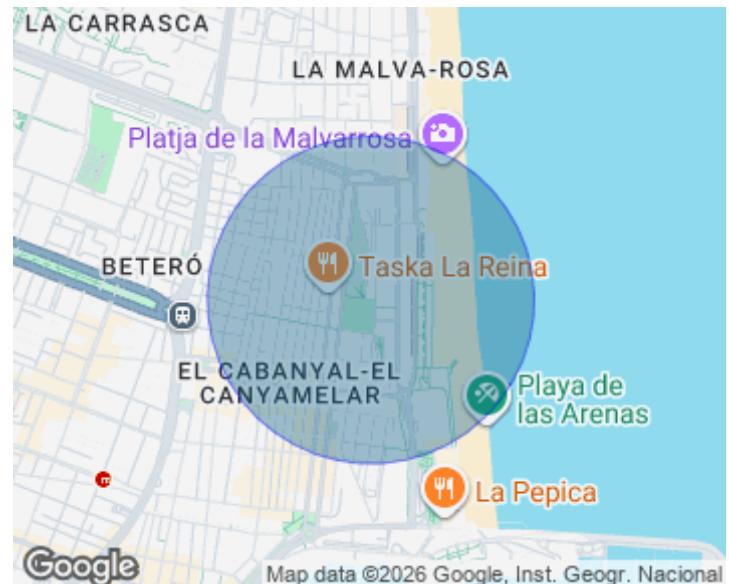
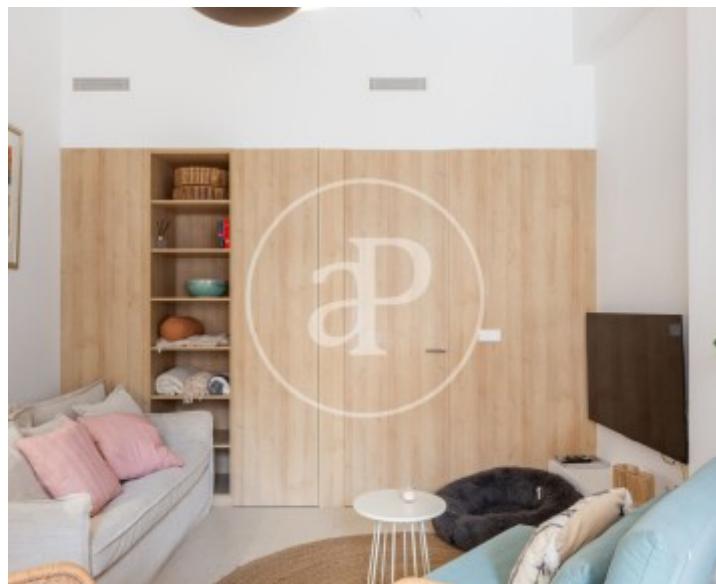
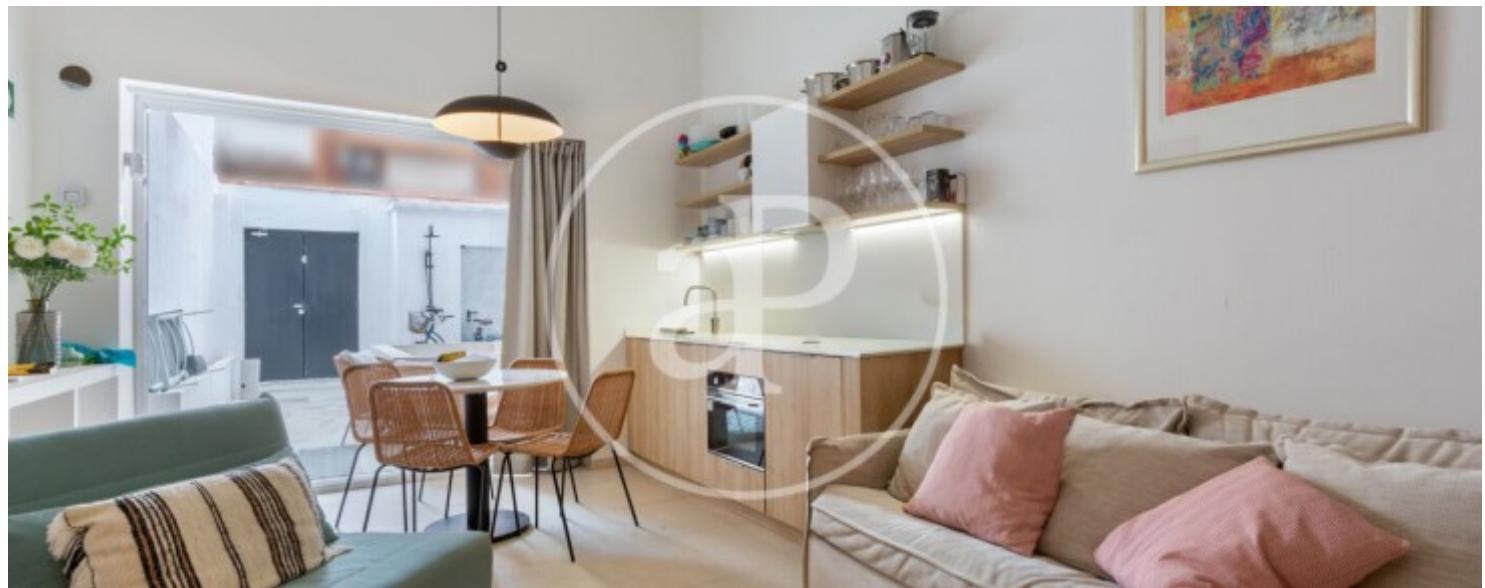
there is a bright living-dining area with an open-plan kitchen, a double bedroom with a discreet office-style workspace, and a full bathroom with shower, all designed with refined taste and functionality. The second apartment, accessed from a parallel street—one of the most representative and lively in Cabanyal—is reached via the traditional staircases characteristic of this historic seaside neighborhood. The property is distributed over two levels. On the main floor, there is a spacious living-dining area with integrated kitchen opening onto a generous terrace, as well as a...

**Contact us,**  
we will be happy to assist you,  
to offer you more details and information.



El Cabañal - El Grau, Valencia

REF. VV2601070





El Cabañal - El Grau, Valencia

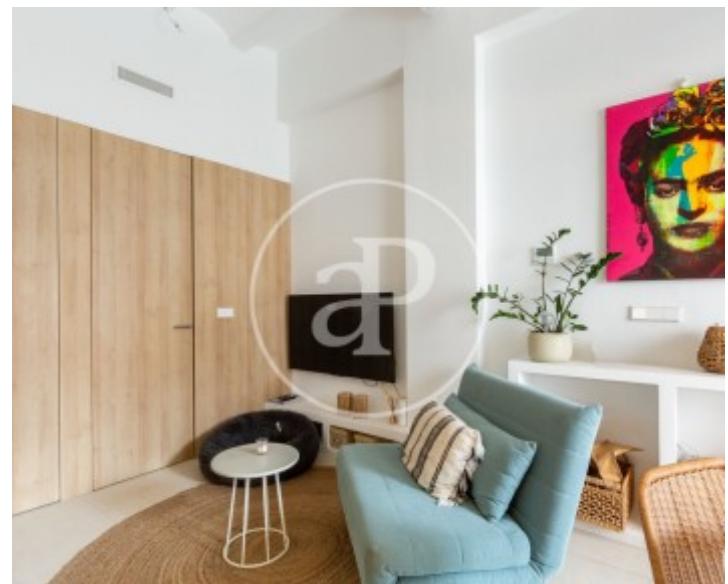
REF. VV2601070





El Cabañal - El Grau, Valencia

REF. VV2601070





El Cabañal - El Grau, Valencia

REF. VV2601070



The information about any property is not binding to any offer or contract. Any verbal or written declaration made by aProperties with regards to the value or condition of the property should not be considered accurate or factual. The pictures make reference to some parts of the property at the times that they were taken. The areas, dimensions and distances that are given are approximate and should be checked by the client. The images are computer generated and are just an approximate indication of the real appearance of the property; these may change at any time. The information with regards to the property may also change at any time.

For more information or  
to make an appointment

[apropertiesvalencia@aproperties.es](mailto:apropertiesvalencia@aproperties.es)  
Tel: 96 128 59 65  
[www.aproperties.es](http://www.aproperties.es)