

El Cabañal - El Grau, Valencia

REF. VV2603032

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

## Features

- ✓ Views
- ✓ Terrace

Price  
**350,000 €**

Surface

**60 m<sup>2</sup>**

Bedrooms

**2**

Bathroom

**1**



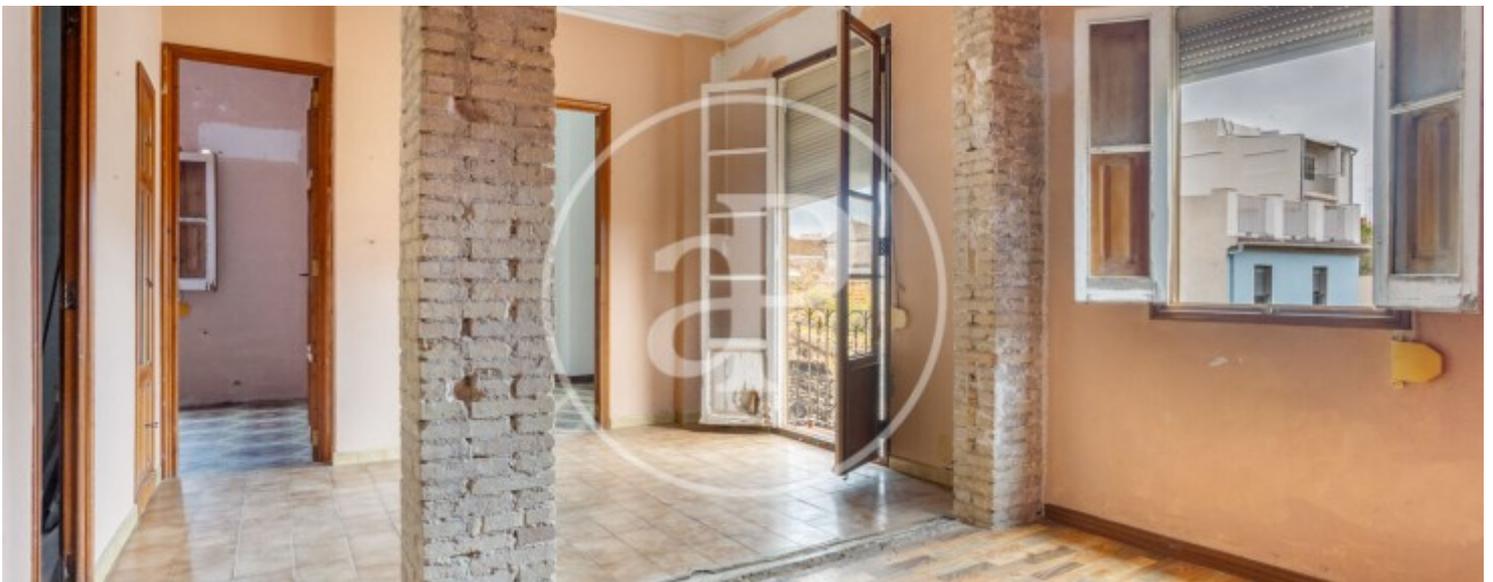
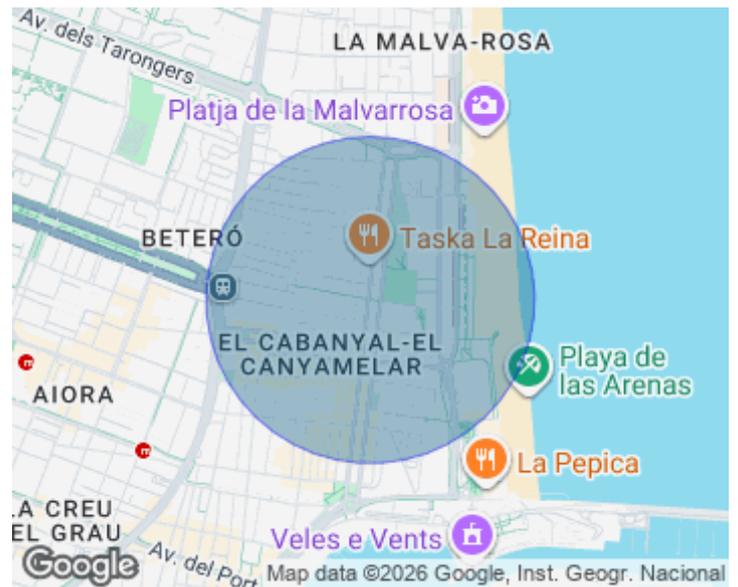
aProperties presents this magnificent opportunity in the emblematic Cabanyal neighborhood: a property with extraordinary renovation potential, designed to be transformed into a unique home tailored to the taste and lifestyle of its future owner. The property features a spacious and bright living-dining room that opens onto a pleasant balcony with open views, providing a sense of space and tranquility. The layout is completed by two bedrooms, an independent kitchen, and a full bathroom, offering a versatile foundation to design a fully customized space. As an added value, the building includes an exclusive communal terrace shared by only three neighbors, from which sea views can be enjoyed. A privileged setting to take in unforgettable sunrises or to host intimate gatherings with family and friends in a

unique environment. Located on a quiet, low-traffic street, the property combines residential calm with proximity to a diverse range of local shops and dining establishments that preserve the neighborhood's authentic character. Furthermore, its closeness to the beach makes it an especially attractive option both as a primary residence and as an investment, given the high rental yield expectations in the area. An exceptional opportunity to be part of one of Valencia's most sought-after neighborhoods. We invite you to contact us to arrange a viewing and discover its full potential.

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

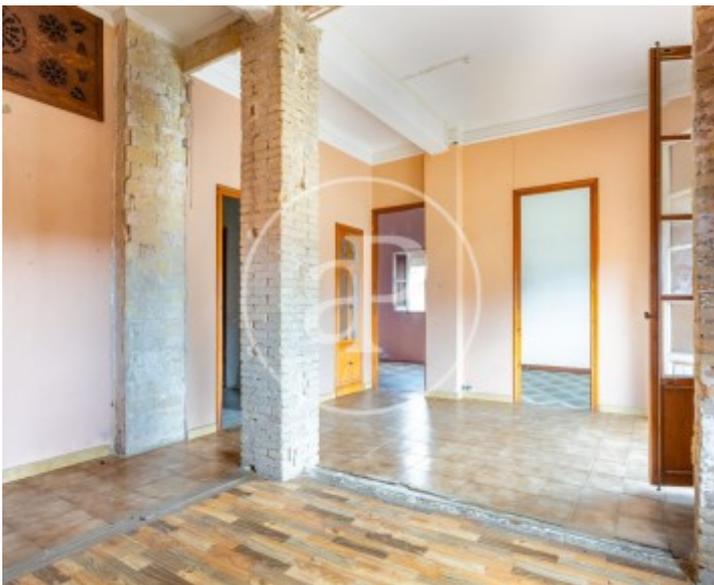
El Cabañal - El Grau, Valencia

REF. VV2603032



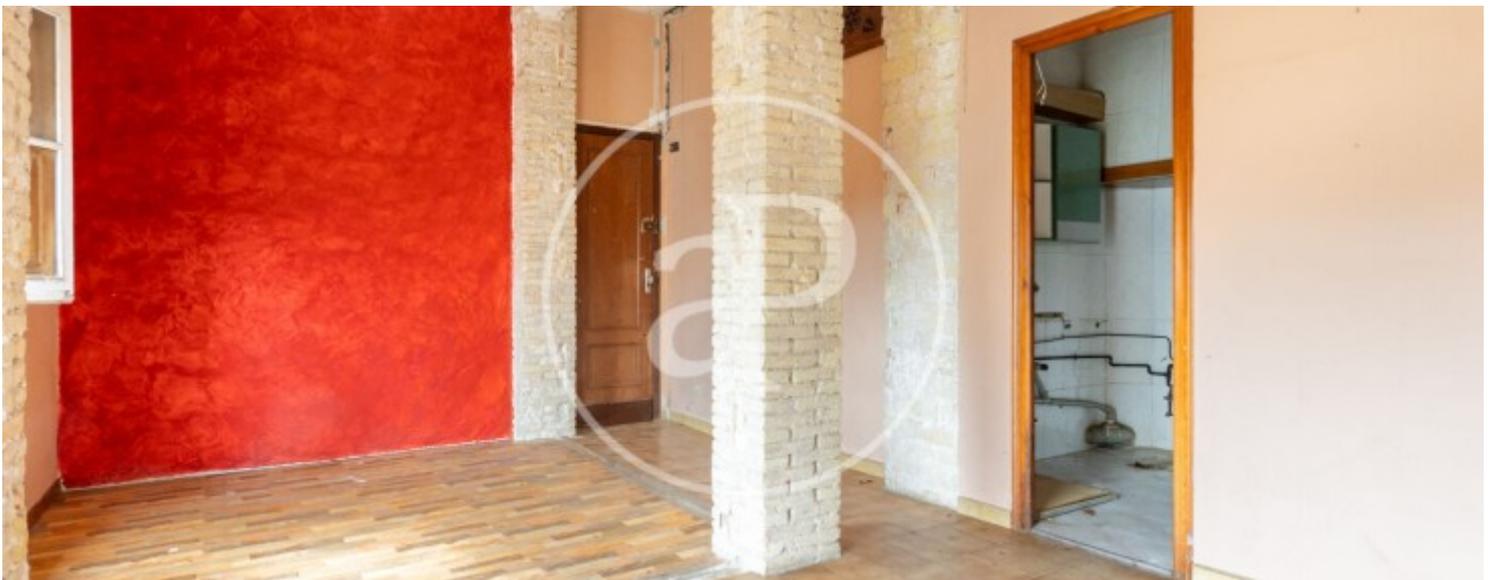
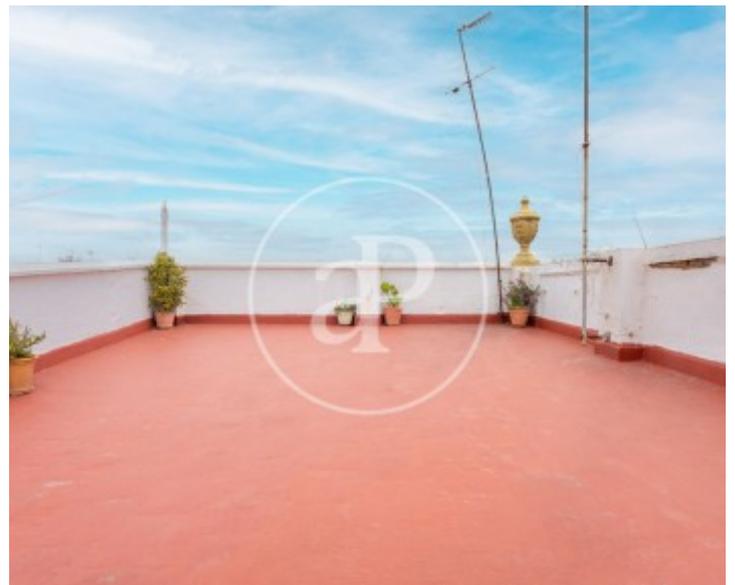
El Cabañal - El Grau, Valencia

REF. VV2603032



El Cabañal - El Grau, Valencia

REF. VV2603032



El Cabañal - El Grau, Valencia

REF. VV2603032



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)