

Ruzafa, Valencia

REF. VV2507011

# Flat for sale with Terrace in Ruzafa (Valencia)

## Features

- ✓ Heating
- ✓ AACC
- ✓ Terrace

Surface

**59 m<sup>2</sup>**

Bedroom

**1**

Bathroom

**1**

Price

**239,900 €**



**aProperties presents this excellent ground-floor property of 59 m<sup>2</sup>, located on one of the quietest and most central streets of the Ruzafa neighborhood.**

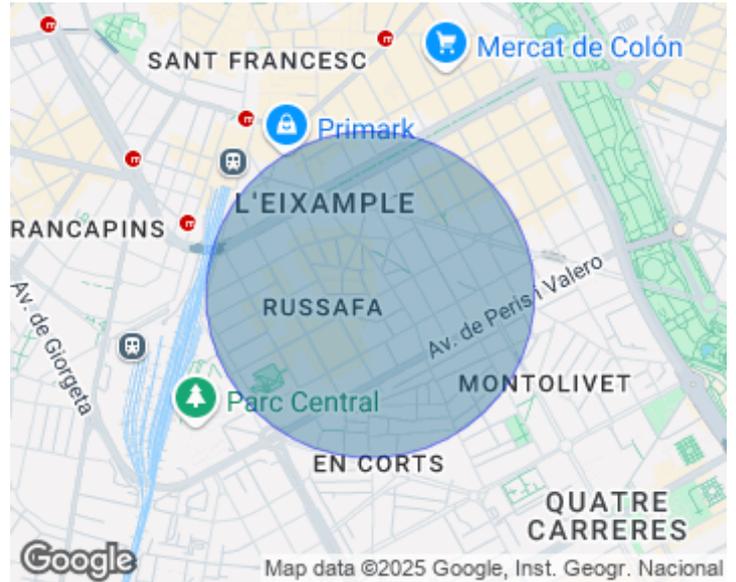
It is a bright property, with a practical and efficient layout, ready to move in or rent out without the need for any renovations. The property stands out for its south-facing orientation, ensuring abundant natural light throughout the day, along with its cross-ventilation, which promotes optimal air circulation. The high ceilings give a pleasant sense of spaciousness, and the private interior terrace of 4.5 m<sup>2</sup>, clad in Ipe wood, becomes the perfect space to enjoy outdoor moments in the privacy of your home.

It is equipped with Climalit windows, air conditioning, a newly installed electric water heater, and a fully functional kitchen with a ceramic hob, oven, and extractor fan. The bathroom is complete and in excellent condition. Additionally, the property includes an interior storage room, providing extra storage space. Thanks to its accessible layout, the property is easily adaptable for people with reduced mobility. Located in an area with all necessary services and excellent connections to the rest of the city, this property is a perfect option for a primary residence, investment, or...

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

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For **more information** or  
to make an appointment

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