

Ruzafa, Valencia

REF. VV2605022

# Flat for sale with Terrace in Ruzafa (Valencia)

## Features

- ✓ Views
- ✓ Heating
- ✓ Furnished
- ✓ Boxroom
- ✓ AACC
- ✓ Terrace

Price

**445,000 €**

Surface

**85 m<sup>2</sup>**

Bedrooms

**2**

Bathroom

**1**



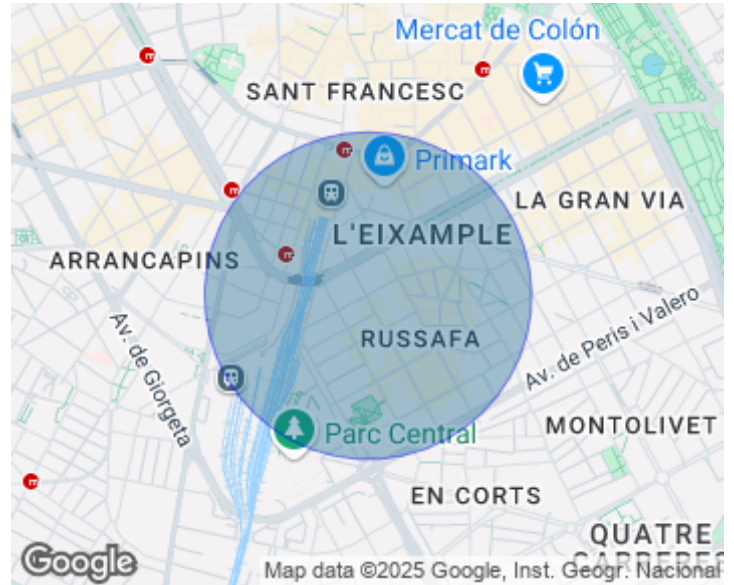
aProperties presents this bright renovated apartment with a private terrace on Dénia Street, just a few minutes from Gran Vía, in a perfect location for those who want to live close to the city centre without being in the middle of the hustle and bustle. The area stands out for its excellent connections and for offering all the essential day-to-day services, with shops, restaurants, public transport, and leisure areas nearby, while still maintaining the tranquillity of a residential street. The property is located on the first floor of a building without a lift and offers 85 sqm of built area, of which 11 sqm correspond to a pleasant private terrace, ideal for enjoying the outdoors all year round. The apartment has been recently renovated and is presented in very good condition, with a

warm and contemporary style. Its exposed brick walls and abundant natural light are particularly noteworthy, thanks to its southeast orientation in the living area and northwest orientation on the terrace. The spacious living-dining room with an open-plan kitchen creates a comfortable, modern, and highly functional space. It features two bedrooms, one full bathroom, and is sold fully furnished, ready to move into. A charming, bright, and very well-located property, perfect both as a primary residence and as an investment opportunity.

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

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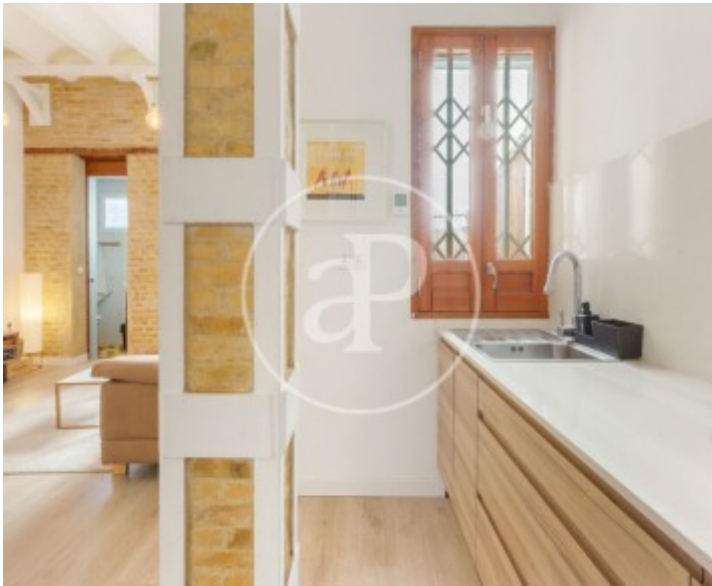
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For **more information** or  
to make an appointment

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