

Townhouse for sale

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Price: €599,000

Bedrooms: 4

Bathrooms: 3

M2 Living: 273²

M2 Plot: -

M2 Terrace: -

Address: Valencia, Valencia

Special opportunity to acquire a beautiful home, to enter to live directly, in the town of Portsaplaya, just 4 kilometers from Valencia, which has construction, remodeling and location features that allow you to enjoy life with security, tranquility, privacy on the front line and the spectacular possibility of having the mooring of your boat in the dock less than 10 meters from one of the entrances of your house. LOCATION: Corner house of 273m2 cadastral, with sea views from all rooms including bathrooms, as it is the last house of the townhouses on the street, it has more space, sun throughout the day and great privacy; Strategically located to enjoy just a few minutes walk from all the services of the urbanization, without being directly in the crowded traffic of people and bustle. The view from the terraces towards the sea and the docks is unique in all of "Little Venice" as this town is known. HOUSING DESCRIPTION: Easy maintenance townhouse with only a neighboring house on the left side, it has 3 floors and a basement. It has three accesses, the first is through the underground parking where the garage is accessed with two large spaces (+) and a storage room; The laundry area is also located independently on this level. The ground floor can be accessed through the main entrance, which has a terrace that is larger than all of the urbanization and which is recently enclosed with high wrought iron bars and a door with a lock; The entrance continues to the kitchen that has all the new appliances and worktops from 2020 and with reform of special details in the tile ceiling and floor, service toilet and living room with fireplace, very bright from 3 different orientations with natural light, which it gives a very large terrace that is the third access to the house, also with recent enclosure in high wrought iron bars, door with lock and fixed awning that allows the use of this area throughout the year. First floor: 2 double bedrooms and one single, all with a cantilevered balcony with sea views and solid wood doors and built-in wardrobes, a large full bathroom, a bathtub and wooden organizing furniture. Second Floor. Very large main room with wall to wall closet and spacious bathroom; It is connected by a large window with a very private terrace with space for sun loungers and outdoor lounge furniture. - DIFFERENTIAL FEATURES:- Classic style renovation with quality materials and distribution. - Central heating system for new boiler to Gas City and elements distributed throughout the house. - Air conditioners. - Gallim windows and balcony doors and windows. - Electric tugs. (entrance terrace and terrace room suite). - Mounting of 2 different alarm systems; although this urbanization is very safe. - Cooked clay flooring and details with hand-painted tiles. - SERVICES:- It is accessed by walking to- Fine sand beach from which you can walk to the beaches of Valencia Capital. - 3 communal swimming pools 2 with poolside snack bar and surf school. - Bars and restaurants with multiple gastronomies, Burger King and KFC- Alcampo / Leroy Merlyn Hypermarket shopping center, etc. - Entertainment centers, parks,

possibility of mooring for a boat, etc.- Concerted nursery.- Social security medical consultation- City hall office.- Pharmacy.- Gasoline Station and service workshops.- Bus stops with connection to the metro and school buses.- All this will allow you, through an unbeatable offer, to live in a house and area unique in its class, thus obtaining a great quality of life!" - Basic Features: Terraced house 3 floors 273 m² built 4 bedrooms 3 bathrooms Terrace Balcony Parking space included in the price Fitted wardrobes Storeroom Air conditioning

