



## Canals - Apartment



Bedrooms



Bathrooms



Area (m²)



**32 500 €**

(EUR €)

## Opportunity in Canals (Valencia): small commercial premises ideal for transforming into a home

Unbeatable location in the heart of Canals (Valencia). This 58 m<sup>2</sup> premises is located on the main avenue of Canals, one of the most sought-after and well-connected areas of the town. Surrounded by shops, banks, supermarkets and hospitality businesses, the property enjoys a strategic location that makes it ideal to convert it into a home. The possibility of accessing directly from the street without architectural barriers makes it a perfect option for couples or people looking for the comfort of living in the center of the town.

Spaces that adapt to your needs: the premises have a flexible layout that allows it to be transformed into a modern and functional home. The renovation proposal includes a living room, an independent kitchen with a dining room, a bedroom, a full bathroom and a small interior patio that will bring natural



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AMI API N° 1166

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



light to the spaces. With a detailed floor plan and 3D renderings, you can visualize the potential of the property before starting any work. The proposed design offers a comfortable flow between the rooms, which will facilitate the creation of a cozy and well-used space.

Additional opportunities and quality of life: in addition to its functional layout, the premises have unique features that will improve the quality of life of its future owners. The kitchen/dining room, with large windows overlooking the interior patio, will provide a bright and airy environment. The bedroom, with a dressing room and window to the courtyard, guarantees privacy and comfort. This project is ideal for those looking for their own space in a central location, but with the option to adapt it to their liking.

Accessibility and communications: the premises are located in a very well connected area, both by road and by train. With close access to the A-7 and A-35 motorways, you can easily travel to other cities in the Valencian Community and beyond. The train station located 5 minutes walk away, with frequent connections to Valencia and other major cities, also offers great convenience for those who prefer public transport.

#### CHARACTERISTICS:

- Central location on the main avenue of Canals. Close to shops, supermarkets, banks and local businesses.
- Total area of 58 m<sup>2</sup>. Ideal for renovating and converting it into a home.
- Flexible layout with proposed layout, including living room, kitchen/dining room, bedroom, bathroom and interior patio.
- 2 access options: from inside the building or from the street, without architectural barriers, perfect for people with reduced mobility.
- Possibility to customize the project, 3D renderings and distribution plan available to visualize the final result.
- Natural luminosity: large windows in the dining room and interior patio for greater lighting.
- Located in a very well connected area. Good access to the A-7 and A-35 motorways and a train station very close.
- Property with no additional fee expenses. Our fees are borne by the seller, taxes and expenses not included.

THE PAYMENT OF OUR FEES IS BORNE BY THE SELLING PARTY - TAXES AND EXPENSES (ITP + NOTARY + REGISTRY) NOT INCLUDED IN THE SALE PRICE.

WARNING: THE IMAGES WERE TAKEN WITH A WIDE-ANGLE LENS IN ORDER TO SHOW YOU THE LARGEST POSSIBLE AREA OF THE ROOMS, ALTHOUGH THEY MAY APPEAR LARGER THAN THE REAL ONE.

This ad may contain errors. The information is shown for information and purely commercial purposes, not contractually committing the real estate company.

As required by Decree 98/2022 of July 29, 2022, of the Council of the Valencian Community, which regulates the Register of Real Estate Intermediation Agents of the Community, INMO CAFÉ complies with the following requirements and is registered in said register, with the number



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RAICV3634.

2515 JLA

Reference

Scan the QR code to view the property



## Property Features

- Proximity: Shopping, Schools
- Floors: 3
- Energetic certification: E
- Mains water
- Built year: 1972
- Solar orientation: North, East
- Central location



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