

**VALENCIA : A PREMIUM INVESTMENT ASSET**


**Price:** 2 100 000 €  
**ID:** VA1801-7  
**Section:** Sale  
**Property type:** Buildings

**Location:** Alicante  
**Bedrooms:** 10  
**Floors:** 6

**Description:**

Building with approved project and valid licence Location: Avenida de la Constitución, La Saidia district, Valencia Price: 2,100,000 € + 3% agency fee Premium investment property in one of the most authentic and sought-after areas of Valencia - La Saidia, north of the historic city centre. The building is being sold with an approved project and a valid licence issued by the ECUV, which allows the realisation to start without additional administrative risks and delays. Project approved: 6 tourist flats 10 residential flats (communal housing) The existing staircase and lift are fully compliant with the project, so no modifications are required, which significantly reduces the construction time and cost. Building layout and potential: Ground floor: mezzanine (mezzanine) with potential for tourist use as per plan. First floor: panelled rooms facilitating economical conversion; functional layout for development or redevelopment. First floor: similar layout to the ground floor; panelled rooms allowing for more economical conversion. Third floor: differentiated distribution in relation to lower floors. Sixth floor: two private terraces overlooking Avenida de la Constitución and Calle Sagunto. Location: La Saidia is a lively and authentic neighbourhood with developed urban infrastructure, parks, markets and excellent transport links. The neighbourhood maintains a stable demand for both tourist facilities and long term rentals. Investment profile: Premium urban asset class Mixed format: tourism + residential Licence in force for immediate execution Excellent transport accessibility High profitability and capital growth potential Price: €2,100,000 + 3% agency fee

**Photos:**


**Planta Baja:**

- Dispone de un entresuelo con potencial para desarrollo turístico (ver planimetría).

**Primera Planta:**

- Espacios panelados, lo que reduce el Coste de reforma.
- Distribución funcional, ideal para desarrollo o redistribución.


**Segunda Planta:**

- Misma distribución que la primera planta.
- También con panelado que facilita una







