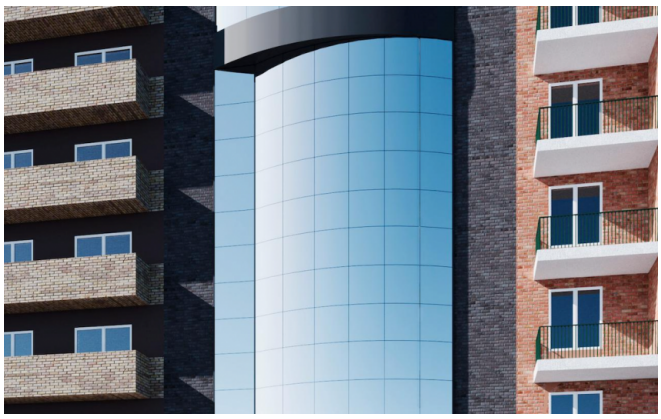
YUVA REAL ESTATE - PROPERTY IN SPAIN
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BUILDING FOR SALE WITH APPROVED PROJECT AND LICENSE



Price:	1 750 000 €	**Location:**	Alicante
ID:	VA1602-2	**Area, m²:**	150 m²
Section:	Sale	**Land area:**	143 m²
Property type:	Commercial properties	**Floors:**	6

Description:

Strategic Investment Opportunity in Valencia

Entire building for sale with granted license and approved project for the development of tourist apartments or residential units. An exceptional opportunity for investors seeking a ready-to-develop asset in a prime Valencia location.

Location: La Saïdia – Authentic and Well Connected

La Saïdia is one of the most authentic neighborhoods north of Valencia’s historic center. It combines tradition, local life, and excellent connectivity.

- Minutes from the historic center
- Close to Marxalenes Park
- Surrounded by shops, markets, and essential services
- Easy access to the A-7 highway
- Direct access from Av. Constitución and Calle Sagunto 190

High-demand area for both residential living and tourist accommodation.

The Asset

Modern building with a curved glass façade, located on one of Valencia’s main avenues.
Address:
Avinguda de la Constitució, 162

46009 Valencia

Key Features

- Staircase and elevator in excellent condition
- No structural modifications required
- 6 floors + ground floor + rooftop
- Functional layouts
- Panelled spaces reducing renovation costs
- Panoramic terraces with open views

Floor Distribution

Ground Floor

151.04 sqm

- Mezzanine with tourist potential
- Reception area
- Technical and machine rooms
- IT spaces

Floors 1–3

156.20 sqm per floor

- Offices
- Common areas
- Bathrooms
- Panelled spaces for cost-efficient redevelopment

Floors 4–5

Functional layouts

- Offices and common areas
- Air conditioning installed
- Floor 5: 157.65 sqm

Floor 6 & Rooftop

75.91 sqm built area + 81.74 sqm terraces

- Two terraces with views of Av. Constitución and Calle Sagunto
- Rooftop with technical installations

Urban Planning Information

- Cadastral Number: 5847430YJ2754H0001FK
- Plot Size: 142.51 sqm

- Maximum Height: 22 meters
- Classification: Urban Land (SIU)
- Zoning: Ensanche (ENS-1) – Multi-family Residential
- Regulatory references: BOE 14/01/1989 – BOGV 03/05/1993

Granted License

License issued by ECUV for the development of:

- Tourist apartments
- Residential apartments

Project fully approved and ready for immediate development.

Investment Highlights

Ideal for:

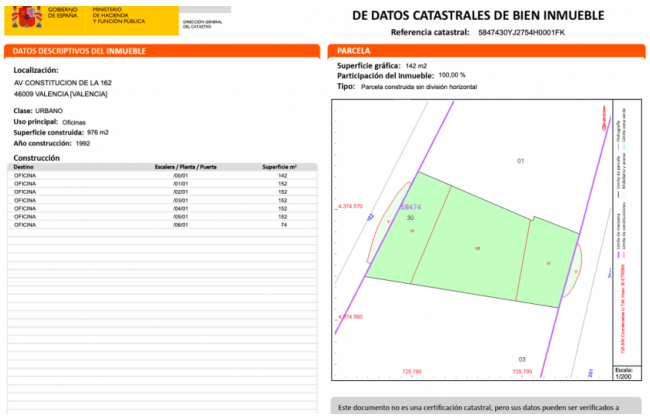
- Developers
- Real estate investors
- Hospitality operators
- Coliving or urban apartment projects

Prime location, strong visibility, and complete documentation allowing immediate project execution without administrative delays.

Photos:







DE DATOS CATASTRALES DE BIEN INMUEBLE

Referencia catastral: 5847430YJ2754H0001FK

DATOS DESCRIPTIVOS DEL INMUEBLE

Localización:
AV CONSTITUCION DE LA 162
46009 VALENCIA [VALENCIA]

Clase: URBANO
Uso principal: Oficinas
Superficie construida: 976 m2
Año construcción: 1992

Construcción

Destino	Escalera / Planta / Puerta	Superficie m²
OFICINA	/00/01	142
OFICINA	/01/01	152
OFICINA	/02/01	152
OFICINA	/03/01	152
OFICINA	/04/01	152
OFICINA	/05/01	152
OFICINA	/06/01	74

PARCELA

Superficie gráfica: 142 m2
Participación del inmueble: 100,00 %
Tipo: Parcela construida sin división horizontal

Este documento no es una certificación catastral, pero sus datos pueden ser verificados a