

SPANISHESTATE

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apartment for sale Gandía 46701, Safor



THE OPPORTUNITY (The problem you solve)~Looking for profitability but terrified of endless renovations? Stop right here.~I present the most sought-after product in today's market: a "giant" of almost 200 m2 with a FULL RENOVATION completed in 2024/2025. Everything smells brand new. We've already done the dirty work. You just bring the furniture and start earning from day one.~Also ideal for a large family that refuses to feel cramped.~~THE POTENTIAL OF THE AREA (Microlocation: Calle Alzira / City Center)~A strategic location for long-term rentals. Calle Alzira is "real life":~~Complete Services: Mercadona and local shops just around the corner. Your tenants (or your family) won't need a car for daily living.~~Connectivity: This is a central area, guaranteeing stable rental demand all year round — not just in summer. Here you'll find demand from hospital workers, civil servants, and young people seeking independence.~~INVESTMENT ANALYSIS (The ROI Magic)~ Attention Investors: Let's run conservative numbers.~It currently has 4 bedrooms, but there are 2 massive living rooms that can be converted into 2 more bedrooms without complex construction.~~Coliving Scenario (Roombyroom rental):~~With the current layout (4 rooms) at €400 = €1,600/month~~Optimizing the space (6 rooms) at €380-€400 = €2,200-€2,400/month~~Key fact: It has 3 FULL BATHROOMS. This is pure gold. The golden rule of coliving is the "bathroom/tenant ratio", and this apartment easily meets it, allowing you to charge premium rents.~~THE SEXY TECHNICAL SHEET (What justifies the price)~~ 197 m2 (Official): A beast. Spaces that no longer exist in new builds.~~ 3 NEW Full Bathrooms with Showers: Essential for shared living or large families. Zero morning conflicts.~~ Endless Storage: 2 huge walk-in closets + 5 built-in wardrobes. If you rent rooms, this lets you raise the price — storage is the number one tenant priority.~~ Light & Air: Bright apartment with 2 interior patios (visual relief and cross ventilation).~~ Flexibility: Welcoming entrance and versatile layout.~~ Optional Parking: Possibility to acquire a space separately (a huge plus in the city center).~~ Building with Elevator: Full accessibility.~~CALL TO ACTION~A freshly renovated 200 m2 apartment doesn't hit the market often. This one just did.~Whether you want to live like royalty with your family or acquire an asset that pays for your retirement:~~ I have the keys — and the numbers check out. Shall we see it before an investor from out of town puts down a deposit?

property details

Spanishestate
id: 6324595

contact

real estate agent: Callaghan Inmobiliaria
name: not available

reference:: **V3020**
close to/ located: **Gandía 46701**
region: **Safor**
property type: **apartment**
rooms: **5**
property surface: **197 m2**
surface plot: **- m2**
price: **€ 335.000**

spreekt: **not available**
telefoon: **+34691600700**