

## building for sale Xàtiva, Costera (La)

UNIQUE OPPORTUNITY FOR INVESTORS AND DEVELOPERS~Building on the iconic La Murta Street in Xàtiva. ~Ad Body:~Attention investors, developers, and visionaries in the real estate sector.~We present a real estate asset with exceptional features in the most sought-after and strategic location in Xàtiva. A canvas of 869 m2 ready to become your next high-yield project, right in the heart of the city's social, cultural, and tourist life.~This is not just another property; it is the cornerstone for an iconic project.~VERSATILITY FOR INVESTORS AND HOSPITALITY OPERATORS (Strategy 1: Operation)~If you are looking for immediate returns, the building's current structure is your best ally:~PRIME LOCATION: Guaranteed visibility and foot traffic. This is the nerve center for any hospitality or tourism business. ~BOUTIQUE HOTEL / TOURIST APARTMENTS: The three floors and eight existing units are the perfect starting point for a charming, high-demand establishment, taking advantage of the shortage of quality hotel offerings in the historic center. ~HIGH-END DINING: Imagine a restaurant with a terrace and pool. Success is guaranteed by the location. ~POTENTIAL FOR DEVELOPERS AND BUILDERS (Strategy 2: Development)~If your vision is to create value from the ground up, this is your plot:~NEW CONSTRUCTION PROJECT: This is one of the few plots available on La Murta Street for a full development. A once-in-a-lifetime opportunity to maximize buildable area and construct a residential or mixed-use building that becomes the new benchmark in luxury and quality in Xàtiva.~HIGH-VALUE-ADDED INVESTMENT: Building in this location is not just construction—it's the creation of an asset that will appreciate exponentially. The demand for new, high-quality housing in the city center is strong and solvent.~GUARANTEED ROI: The combination of a AAA location and the possibility of creating a brand-new product ensures a return on investment well above the market average.~KEY FACTS:~Asset: Entire building.~Surface area: 869 m2.~Connectivity: 5 minutes from the A7, 10-minute walk to the train station, 45 minutes from Valencia.~Unique assets like this don't stay on the market for long. This is a tangible opportunity to execute a high-impact, high-return project.~Contact us exclusively to schedule a visit and access the investment dossier. Only for qualified investors and developers.

### property details

Spanishestate id:	6171833
reference::	E148
close to/ located:	Xàtiva
region:	Costera (La)
property type:	building
rooms:	8
property surface:	869 m2
surface plot:	1108 m2
price:	€ 700.000

### contact

real estate agent:	Callaghan Inmobiliaria
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