

## house for sale Gandía 46701, Safor



THE OPPORTUNITY (The problem you solve)~Forget buying offplan, waiting 2 years for the keys, or paying today's inflated construction costs.~This property on Avenida Constitución is a true Real Estate Unicorn: a solid 2007 building preserved like a time capsule. Barely used. Immaculate. You're buying yesterday's quality, today's condition, and a belowmarket price. This is the home for someone who wants to move in TOMORROW.~~THE POTENTIAL OF THE AREA (Microlocation: Park Nord / La Casona)~This is the key to your investment. Park Nord is not just a beautiful neighborhood — it's Gandia's smart expansion zone:~~Strategic Location: You're in the "sweet spot." The peace of an elite residential area without feeling isolated. Steps from the road to Gandia Beach (5 min by car) and well connected to the city center.~~"Walktoeverything" Convenience: No need to take the car for every little thing. Carrefour Shopping Center and the MyO commercial area are just minutes away. Your pantry and leisure, right next to home.~~Premium Family Area: Surrounded by green spaces and close to top schools (like Colegio Abecé and nearby institutes). This is the neighborhood where Gandia families want to raise their children for its safety and environment.~~Connectivity: Avenida Constitución works as a fast artery. Getting in and out of Gandia takes seconds, avoiding the bottlenecks of the old town.

~~INVESTMENT ANALYSIS (Why this is a smart deal)~ The "Replacement Cost" concept:~If you wanted to build this home today (186 m2, 2007quality materials, garage, patios), you'd pay 35-40% more just in materials. You're buying real square meters at discount pricing.~~High Rental Potential: Close to services and well connected to the University (UPV) and the beach, this type of home attracts two premium tenant profiles: highincome local families or relocated professionals /teachers looking for quality and a garage.~~TECHNICAL SHEET~We don't sell bricks, we sell quality of life:~~ 186 m2 (Official) – Truly generous spaces you simply can't find in new builds. Your furniture can actually breathe.~~ 3 Full Bathrooms (No more waiting lines): 2 with bathtubs for relaxing, 1 with a shower for busy mornings.~~ Double Outdoor Space (Postpandemic luxury):~~Large Patio: Perfect for barbecues, kids, or your urban garden.~~Glazed Patio: Your reading nook or winter coffee spot. Natural light all year without the cold.~~ Thermal Comfort: Mixed boiler and electric blinds — small luxuries that make a big difference.~~ Private Garage: In Gandia — especially in summer — having your own protected parking is pure peace of mind.~~ Fully Equipped Kitchen: Ready for your first dinner.~~DO YOU HAVE THE VISION?~Homes in "likenew" condition in areas like Park Nord don't last. There's no competition: either you buy this, or you pay double for a smaller new build.~~ I have the keys to your new life in Gandia. Shall we schedule a visit before word gets out?

## property details

Spanishstate **6324594**  
id:  
reference:: **V3043**  
close to/ located: **Gandía 46701**  
region: **Safor**  
property type: **house**  
rooms: **3**  
property surface: **182 m2**  
surface plot: **- m2**  
price: **€ 425.000**

## contact

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