



Xàtiva - Commercial property



3

Bathrooms



208

Area (m²)

105 000 €

(EUR €)

192 m² premises in Játiva with changing rooms and bathrooms, perfect for gym or business associated with health.

THERE IS THE POSSIBILITY OF RENTING WITH AN OPTION TO BUY.

Location and main features:

This spacious 192 m² commercial premises is located in the heart of Xàtiva/Játiva (Valencia), one of the most dynamic and historic cities in the region. Located in a commercial area with a large influx of pedestrians, the property is perfectly connected to the main transport routes, such as La Reina Street and Abu Masaifa Avenue, which guarantees visibility and easy access for any type of business. With a multi-access structure, this premises has enormous potential to be adapted to various commercial activities, such as gyms, offices, high-performance businesses or health-related businesses.



José Luis Argent

620241066

jl.argent@inmocafe.es

T +34 639 04 64 33 · T +34 660 35 55 00 · E info@inmocafe.es

Calle Bazán, 20 - Entlo. 24, 03001 Alicante
AMI API N° 1166

¹ (Call to national fixed network) | ² (Call to national mobile network)



Distribution and spaces:

The premises are designed with a large open space and have three changing rooms equipped with showers and toilets, making it an excellent choice for businesses related to fitness or wellness. The hot/cold air conditioning in the main area offers comfort all year round, which adds extra comfort for future users. The flexible layout of the space allows for multiple layout options, making it ideal for a wide variety of business activities.

Amenities and extras:

The property is not only well equipped for use as a gymnasium, but can also be renovated to suit other commercial uses. The changing rooms and bathrooms are ready to operate at their current capacity, but also provide the possibility of being transformed according to the needs of the buyer. In addition, the prime location ensures that any business that sets up shop here will benefit from the high demand for services and products in the city.

Environment and connections:

Xàtiva/Játiva is a city with a rich cultural history and a vibrant environment. Just 50 km from Gandia beach and with easy access to Valencia and Alicante, the city is well connected by both train and road. This makes it a strategic point for both local businesses and those looking to attract customers from other nearby areas. In addition, Xàtiva/Játiva has an excellent service infrastructure, including a suburban train station, which connects the city with the centre of Valencia in 50 minutes, and a bus station with intercity routes.

CHARACTERISTICS:

- Useful area of 192 m² in the centre of XÀTIVA/Játiva, ideal for various commercial activities.
- 2 entrances: glazed aluminium door and shutter, facilitating entry from the main façade.
- 3 complete with showers and toilets, perfect for gym or health-related activities.
- Air conditioning hot/cold in the main space for greater comfort.
- Prime location, close to key shopping streets.
- Possibility of renting with an option to buy, facilitating flexible options for future buyers.
- Excellent connection: 50 minutes by train from Valencia, 50 km from Gandía beach and 70 km from Valencia Airport.
- Historical and cultural setting, close to emblematic monuments such as the castle and the Collegiate Church of Santa María.

THE PAYMENT OF OUR FEES IS BORNE BY THE SELLING PARTY - TAXES AND EXPENSES (ITP + NOTARY + REGISTRY) NOT INCLUDED IN THE SALE PRICE.

WARNING: THE IMAGES WERE TAKEN WITH A WIDE-ANGLE LENS IN ORDER TO SHOW YOU THE LARGEST POSSIBLE AREA OF THE ROOMS, ALTHOUGH THEY MAY APPEAR LARGER THAN THE REAL ONE.

This ad may contain errors. The information is shown for information and purely commercial purposes, not contractually committing the real estate company.

As required by Decree 98/2022 of July 29, 2022, of the Council of the Valencian Community, which regulates the Register of Real Estate Intermediation Agents of the Community, INMO CAFÉ



José Luis Argent

620241066

jl.argent@inmocafe.es

T +34 639 04 64 33 · T +34 660 35 55 00 · E info@inmocafe.es

Calle Bazán, 20 - Entlo. 24, 03001 Alicante

AMI API Nº 1166

¹ (Call to national fixed network) | ² (Call to national mobile network)



complies with the following requirements and is registered in said register, with the number RAICV3634.

Property Features

- Proximity: Shopping
- Floors: 8
- Main drainage
- Energetic certification: E
- Built year: 1982
- Lift
- Solar orientation: North, East



José Luis Argent

620241066

jl.argent@inmocafe.es

T +34 639 04 64 33 · T +34 660 35 55 00 · E info@inmocafe.es

Calle Bazán, 20 - Entlo. 24, 03001 Alicante
AMI API N° 1166

¹ (Call to national fixed network) | ² (Call to national mobile network)