



# INSIDER GUIDE

VALENCIA EDITION



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## Castellón

# Welcome

If you are looking to buy a property in an area that ticks all the boxes, Valencia city and surrounding towns are a perfect option. Valencia has a fantastic climate with an average of 300 days of sunshine a year and endless blue skies. The city is emerging, and house prices are still lower compared to other large Spanish cities. With excellent public transport facilities, and an international airport connecting you with many major cities in Europe, it is no surprise that this area is becoming increasingly popular with expats.

Valencia city has the perfect mix of a beautiful historic city centre, plenty of art and culture, the 9km long green Turia park for your daily run, gorgeous white beaches for sunbathing, and a great network of cycle paths, metro and light rail.

Do you prefer living more rural, with easy access to the countryside? Within a short drive, you find yourself in picturesque Spanish villages, the surrounding mountains or the natural park of l'Albufera.

If you're buying a property in Valencia city, you have plenty of choices, including the lively city centre, or apartments in trendy neighbourhoods like Ruzafa. Less than 30 minutes away from the centre, you'll discover attractive towns such as Liria, L'Eliana, Vilamarxant or Montserrat, with their friendly communities and exceptional value houses.

Valencia is a fantastic option for both holidaymakers and owners of a second home. With a vibrant international community and friendly locals, you will quickly feel at home here.

Valencia Airport has non-stop passenger flights scheduled to 85 destinations in 23 countries.

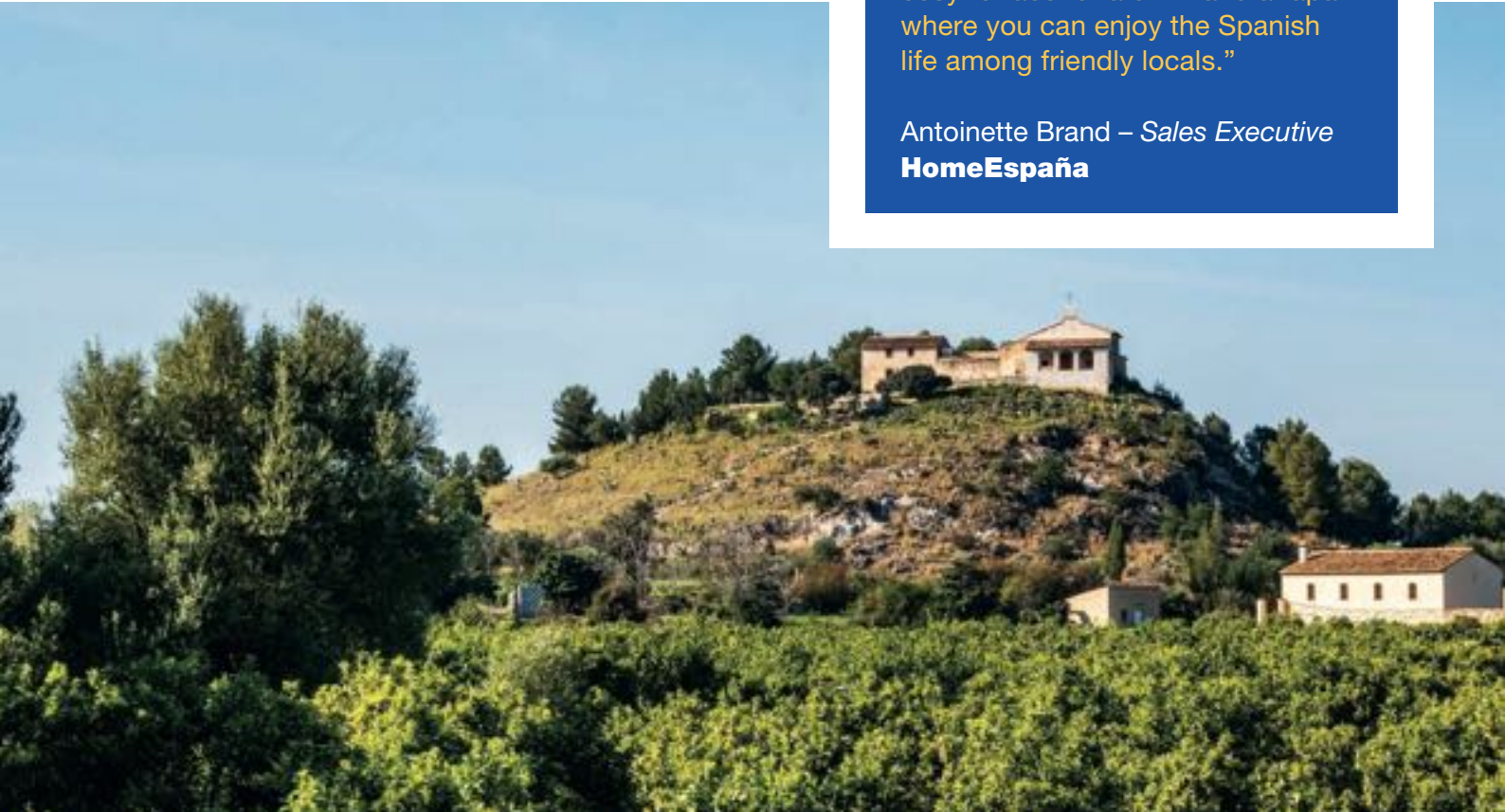
**Read on for more...**





“The sloping landscape of Turís with its typical Valencian farmlands full of orange, peach, almond and olive groves and vineyards has stolen my heart. It is lovely to live here and only half an hour from the airport and the bustle of the city. Having your own fruit trees and plot of land to enjoy is fantastic. I also love the many walking routes with hidden gems of nature, and in the villages around there is always a cosy terrace for a drink and a tapa where you can enjoy the Spanish life among friendly locals.”

Antoinette Brand – Sales Executive  
**HomeEspaña**



## Montserrat • Montroy • Turis

The charming towns of Montserrat and neighbouring Montroy and Turis are well-known amongst expats for their exceptional value properties. Here you will find many rustic villas with big plots of land, often with private pools, which are particularly suitable for people looking for space, and the opportunity to relax and entertain in their private garden.

Montserrat is the most picturesque of the towns in this area and is located at the base of Castellet Mountain. Small streets, local restaurants, weekly markets, and a friendly atmosphere are some of the characteristics of this village. Nearby Montroy and Turis are traditional, small towns ideal for those looking for a rural retreat with plenty of opportunities for hikes and walks in nature. The area is surrounded by rolling fields and hills, with orchards of fruit trees. Montserrat, Montroy and Turis are all situated around 30 minutes from the beach and Valencia City, and the beautiful lagoon and nature reserve of L'Albufera.

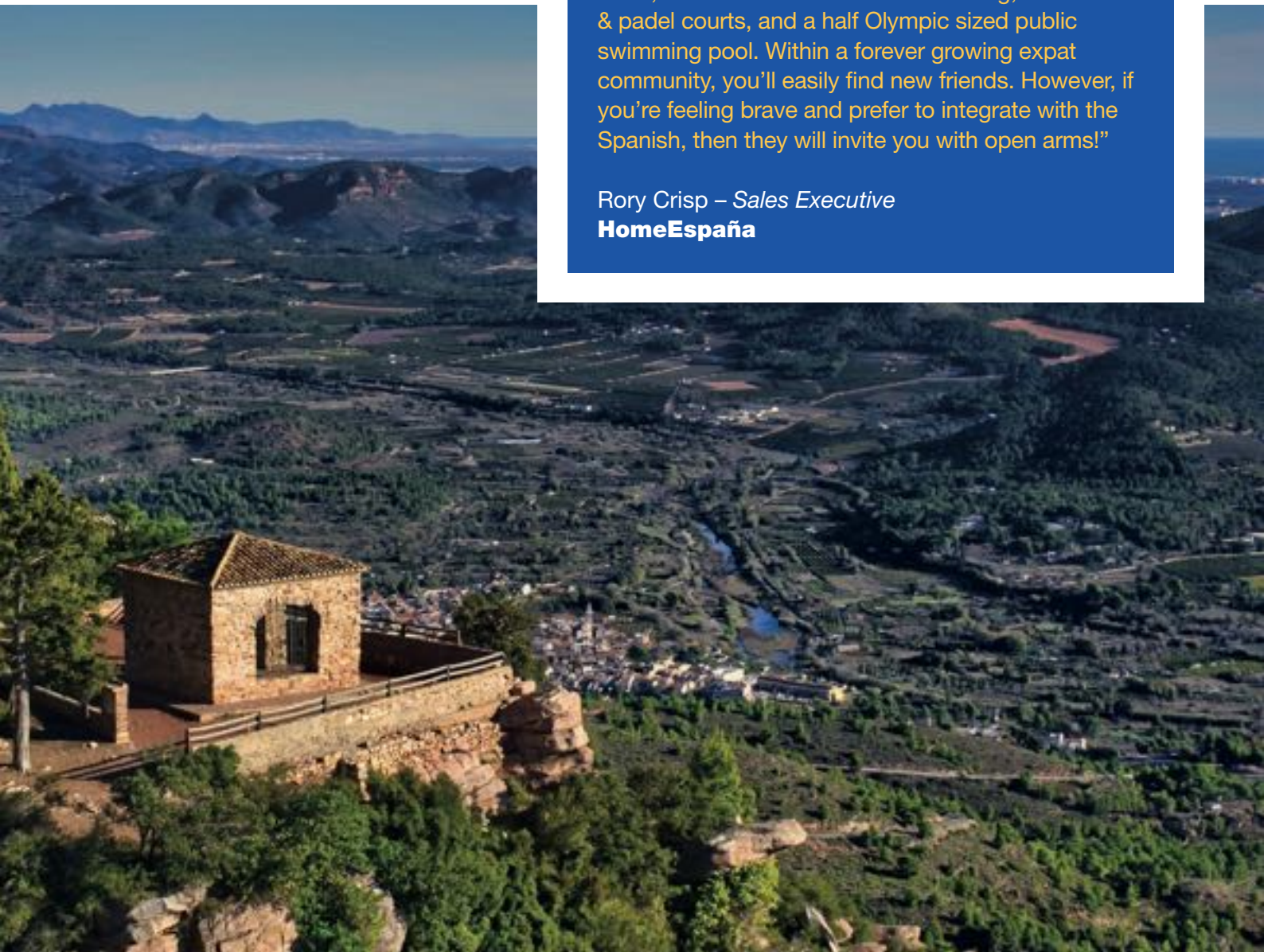
## Lliria • Vilamarxant • Olocau • Pedralba • Naquera

Great value properties, a vibrant community and a direct metro line to Valencia City; the popular town of Lliria ticks all of those boxes. One of the bigger towns in the Valencia region, Lliria boasts all the local facilities and amenities you need, and it also has direct access to the countryside. The connection to the charming village of Olocau is spectacular, with hiking routes and a good bike path leading into the neighbouring mountains of Sierra Calderona. Other popular, local villages in the area are Vilamarxant, Pedralba, and Naquera, for buyers looking for easy access to nature and outdoor activities. This is a great area to explore for attractive villas with private gardens and swimming pools in tranquil, rural settings.



“If you’re looking for an idyllic Spanish town that offers independent villas with plenty of land and great value for money, then Pedralba is the place for you. There are plenty of options to eat & drink out, with Sardis being the go-to place for Paella Valenciana and the Polideportivo for a G&T in the sunshine. There are hikes and walking routes that go on for miles, horse stables for horseback riding, tennis & padel courts, and a half Olympic sized public swimming pool. Within a forever growing expat community, you’ll easily find new friends. However, if you’re feeling brave and prefer to integrate with the Spanish, then they will invite you with open arms!”

Rory Crisp – Sales Executive  
**HomeEspaña**





## My Fur-ever Home in **Rural Valencia!**

**One virtual viewing was enough for Liliana Napoletano Hernandez to know she had found her perfect home in the Valencian countryside.**

Liliana, a 50-year-old dog trainer, is delighted with her rural villa near the town of Llíria, which she moved into with her four dogs in January 2021.

She decided to buy the property in September 2020 after her HomeEspaña agent showed her round virtually – while she was at home in the UK. Soon after, Liliana sold her terraced house in Northamptonshire and was able to relocate to Spain before Christmas.

*"It all started when I woke up one day and realised I didn't want to grow old in the UK!"* recounts Liliana, who is a Spanish national but lived in the UK for 22 years.

*"I have an English friend who lives nearby in L'Eliana and he recommended the area. I found HomeEspaña via the internet, and in early September 2020, came out for three days to view properties with them. We weren't able to view one of them – my future home – before I returned to the UK because there were tenants in it. So Rory, my agent from HomeEspaña's Valencia office,*

*agreed to do a virtual tour for me, as soon as it became empty. And the rest is history."*

### **It's a Dog's Life**

In advance of her trip, Liliana had also made contact with a boarding kennels in the town of Llíria, who invited her to discuss work opportunities. *"Fortunately they were able to offer me some work as a trainer, initially just at weekends due to Covid restrictions, but it's a start."*

Liliana made the big move out to Spain on 18th December 2020.

She was able to lodge at the kennels, before getting the keys to her new home in late January. She brought three dogs with her from the UK, but has since adopted a fourth!

She couldn't be happier with her villa, for which she paid €115,000 instead of the €119,000 asking price. The three-bedroom property is a 25-minute stroll from the centre of Vilamarxant, a traditional village with restaurants and basic amenities. Llíria, which is under an hour on the

metro from Valencia city-centre, is 10-15 minutes' drive away.

### **Oranges and Lemons**

*"It ticks every box"* said Liliana. *"It's not too big, but sits on a large plot with a pool, terrace and orange and lemon trees. There are lovely views of mountains at the front and a national park at the rear. I've got three immediate neighbours, who are Spanish, but we're not too close to each other. And I have great countryside on my doorstep for walking the dogs."*

Liliana appears to have found her idyllic lifestyle and is thankful to HomeEspaña, who helped her throughout the purchase process and beyond. *"I've nothing bad to say about HomeEspaña,"* she said. *"They were amazing, from start to finish. If there was any small issue during the process, the team was always contactable for help. And they helped find tradespeople for bits of work I needed doing, including an electrician for re-wiring and someone to remove an internal wall."*

***Congratulations Liliana, we hope you and your dogs enjoy your new home!***

## Chulilla

If you like hiking, the mountain village of Chulilla is your ideal location. About an hour's drive north from Valencia, this picturesque traditional town boasts plenty of local restaurants and cafes and is also the main attraction for rock climbing enthusiasts. With more than 800 routes, Chulilla is one of the best rock-climbing areas in Spain. Its limestone canyon shaped by the Turia river is simply stunning. You can find charming, traditional townhouses in the village itself, often with lovely views of the surrounding mountains.

"I love the Valencia way of life. It is safe and relaxed, the sky is mostly blue and the beer is always cold! The village of Montserrat offers the chance to live in a typical Spanish village amongst local, friendly Spanish people living the Spanish way. The village itself has a lot to offer but you also have easy access to cycle trails and walks, taking in the breath-taking Valencia countryside, waterfalls and fresh water lakes, great for swimming in the hot summer months."

Andy Rowland – Sales Executive  
**HomeEspaña**



## Casinos • Domeño

Moving out even further west, you will be able to find fantastic value properties, often with land and private pools. Don't be surprised to find 3-bedroom villas for much lower prices than you would expect. This area is worth looking at if you are interested in buying a second home in the Spanish sun. The home of the sugared almond, Casinos is surrounded by the almond groves, and the main street of the town is composed of sugared almond sellers and small shops related to the almond industry. In springtime, the fields are covered in beautiful pink blossom.



## Valencia City

Valencia is the third-largest city in Spain and has grown a lot in popularity amongst expats over the past ten years. This vibrant Spanish city attracts both tourists and buyers from overseas who like being in a location that offers everything. Here you will find beaches, numerous green parks, cycle lanes, beautiful historic neighbourhoods, a good range of international schools, fantastic gastronomy, and all the excellent modern facilities you would expect in a large city. And don't forget the annual festival Las Fallas, in March: Valencia's unique traditional celebration, which involves a city-wide outdoor exhibition of colourful statues, street festivities and parades, and impressive firework displays. The locals love to party! You will not get bored easily in Valencia. Many foreign buyers invest in popular neighbourhoods like the Old Town, Ruzafa, and the colourful former fishing town of El Cabanyal, which is located along the coast, and now part of the ever-expanding city.

"I love living in Valencia City because of its compact size similar to Dublin, where I am from. There are many highlights to living here, including the river through the city which has been converted into a green walkway with running tracks and sports facilities, the beach which is just 10 mins away by car and lastly the abundance of bars, cafeterias and restaurants where you can eat and drink outside all year round. No wonder the demand to come here is so high."

Kieran Byrne – Owner/CEO  
**HomeEspaña**

## Estivella • Gilet

Do you like being in a rural location, but would you also enjoy quick and easy access to the beach? Estivella and Gilet are good options to explore for buyers who want the best of both worlds. Here you can find lovely villas tucked into the green hills, with stunning views, and still, only a short 15-minute drive away from the coast.

## Picassent

Picassent is a large town of close to twenty thousand people. The excellent public transport connection and its distance to the city of Valencia have turned Picassent into an ideal location to find value properties and still be within commuting distance. In the surrounding countryside, the local farmers grow orange trees. Like most other larger towns in the Valencia region, the town hosts numerous traditional festivals, religious processions, market days, and fireworks a year.



“What isn’t there to love about Valencia? It’s beautiful, warm and filled with history and culture. I love taking walks along the Turia Gardens, visiting the City of Arts and Sciences or one of the many beaches. On Malvarossa beach you will find great bars, restaurants and my favourite club, Marina Beach Club, which is the ideal place to relax, take in the views, enjoy some music and have a drink or two.”

Aaron Chaucer – Sales Manager  
**HomeEspaña**



## Chiva • Cheste • El Bosque Golf Club

Chiva is a town located at the foot of ‘La Loma del Castillo’, a strategic point offering a fantastic view of the region of Valencia, all the way to sea and mountains. If you are a nature lover, you will be spoiled for choice in Chiva, with plenty of opportunities to visit beauty spots such as waterfalls and natural springs.

Located between the Sierra de Chiva range and “El Pla de Quart”, lies nearby Cheste. Unlike its neighbour Chiva, Cheste’s village terrain is relatively flat. The local economy has traditionally been based on dryland agriculture (vine, carob, olive). However, in recent years, and following drip irrigation, local farmers added citrus crops to the mix. The town has one of the oldest Agricultural Cooperatives in Spain, ‘Cheste Agraria’, which produces a selection of fine wines (mainly obtained from the Alexandrian Muscat variety).

With its proximity to the city of Valencia, this area gives you the benefit of enjoying the tranquillity of the inland areas while still being close to the city. For many buyers, this area is especially attractive because of the presence of El Bosque Golf Club. Surrounded by Mediterranean vegetation, it is one of Valencia’s most beautiful golf courses.



## Alberic • San Cristobal

Alberic is a town located within a 40-minute drive from Valencia's city centre. Here you will find all the amenities, shops, bars and restaurants. There is also a hospital and various medical centres in the area, and a train station that links directly to Valencia city centre. If you prefer to own property inside a secure, gated community, you may be interested in looking at the well run, extensive urbanisation of San Cristobal. Plenty of greenery, large gardens, private pools, and the security of guards for peace of mind.

I love living in the centre of Valencia. It is a real luxury to be walking distance from so many great shops, pubs and restaurants, but without that feeling of being too busy or overcrowded. Valencia is a big city, but it has somehow maintained its small town habits, which is really nice for a foreigner like myself. As a self-confessed golf addict, I am also very proud to say that Valencia is blessed with some top courses. Foressos is the cheapest option for regular golf, but if you want to treat yourself, there are four championship level golf courses within 45 minutes of the city. My favourite would probably be El Saler, although Galiana Golf is perhaps the most spectacular.

Tony Little – *Office Manager*  
**HomeEspaña**





Living in La Cañada has been perfect for me since having my little boy. Living so close to La Vallesa nature reserve and forest, yet still being just a short 12km drive (or metro ride) from Valencia city centre, really gives you the best of both worlds. La Cañada and nearby L'Eliaana are extremely popular neighbourhoods amongst young professionals and their families, due to some of the best Spanish and International schools being located here."

Sophie Howells – *Valuation Manager*  
**HomeEspaña**



## Pobla de Vallbona • L'Eliaana • Betera

Popular with many expats, especially those looking for a more 'urban' feel and being close to Valencia, the areas of Pobla de Vallbona, L'Eliaana and Betera are attractive for many reasons. One of the most significant benefits is the easy and quick access to the city centre, via metro. Furthermore, there are many good private and international schools in the area, and there is a great golf course nearby called "El Scorpion". The area has plenty of attractive urbanisations, detached villas with private pool, and new-built townhouses.



# Selling homes in Spain

Since 2002



**Gilet | €419,000**  
7 bedroom villa



**Montroy | €135,000**  
4 bedroom villa



**Liria | €165,000**  
4 bedroom villa



**Alberic | €180,000**  
4 bedroom villa



**Casinos | €90,000**  
2 bedroom villa



**Vilamarxant | €140,000**  
3 bedroom villa

**HomeEspaña** has helped more than 4,000 customers find a home on the Costa Blanca over the last 19 years. We have properties ranging from one-bed beachside apartments to luxury country fincas. We'll be with you every step of the way. Finding your dream home, guiding you through the process, and ensuring a smooth, safe purchase.

## Welcome to Spain!

Prices and availability correct at time of publication, but prices change and properties sell fast, so please check the website for up-to-date information.



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