

STEPPING STONE RENTALS

A Valencia Property Group Company

Your First Home in Valencia

Medium-term furnished rentals for people
making Valencia their home.

Trusted. Personal. Safe. Everything an Airbnb is not.

Land well. Find your feet. Love where you live.

www.steppingstonerentals.com

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Welcome to Stepping Stone Rentals

Moving to a new country is one of the most exciting — and most stressful — things you can do. Finding somewhere to live before you've even arrived? That's often the hardest part of all.

Stepping Stone Rentals was created specifically for people in your situation. We provide fully furnished, carefully selected, professionally managed apartments and houses in Valencia for stays of three to nine months. Not a holiday flat. Not a short-term tourist let. A proper home — your first home in Valencia.

We are the sister company of Valencia Property, one of Valencia's longest-established international real estate agencies — operating in the city since 1999. When you rent with SSR, you are dealing with a known, registered, experienced company. Not a listing on a platform. Not a stranger on the internet.

Part of	Valencia Property Group — 25+ years in Valencia
What we offer	Fully furnished, managed rentals — 3 to 9 months
Who we help	Relocators, remote workers, digital nomads, secondments, and more
Locations	Valencia city centre, beach areas, and surrounding residential zones
Properties	Apartments, houses and family homes — all vetted in person by our team
Pricing	From approximately €50–€100+ per night, all-inclusive
Platform	www.steppingstonerentals.com — exclusively direct. Not on Airbnb.
Media	Featured in The Daily Telegraph and international relocation press

Why the Obvious Options Don't Work

If you're planning a move to Valencia, you've probably already looked at the options. Here's the honest picture — because we've seen exactly what happens to people who get these choices wrong.

Signing a long-term lease before you arrive

Valencia's long-term rental market is competitive, poorly documented for foreigners, and full of pitfalls. Signing a 12-month contract in a neighbourhood you've never visited, for an apartment you've only seen in photographs — often taken years ago — is a significant financial and legal commitment. We have seen people do it and deeply regret it. The wrong neighbourhood, the wrong property, the wrong landlord. And you're locked in.

Airbnb and short-term holiday rentals

Airbnb works well for a week's holiday. For three months of actually living somewhere — working from home, cooking every day, receiving post, building a routine — it is prohibitively expensive, often poorly equipped, and managed remotely. Key boxes instead of people. Generic furnishings designed for tourists, not residents. And the cost: €2,500–€5,000 per month for a decent one-bedroom.

Hotels

At €80–€150+ per night — that is €7,200 to €13,500+ for a three-month stay — hotels make no sense for relocation. No kitchen, no laundry, no space to work properly, no ability to feel at home. They are a stopgap, not a solution.

Rushing into a property purchase

Valencia's property market moves quickly. Buying before you know the city — before you've walked the neighbourhoods, understood the market, and found a good agent — almost always leads to overpaying or buying in the wrong area. We see it constantly. A Stepping Stone rental gives you time to do this properly.

The Stepping Stone Approach

Three months in a fully managed, properly equipped Valencia home. Time to explore neighbourhoods, attend property viewings, get your NIE, open a bank account, find your local café, and work out exactly where you want to be — before making any long-term commitment. This is what Stepping Stone Rentals was built for.

Safety, Trust & Why It Matters

The Valencia rental market — like rental markets across Spain and indeed much of Europe — has a real and growing problem with scams, ghost listings, and fraudulent operators. We say this not to alarm you, but because we think you deserve to know exactly what you are navigating, and exactly how SSR protects you from it.

The Reality of the Online Rental Market

Fake listings with stolen or AI-generated photographs are widespread on rental platforms. Fraudsters collect deposits — sometimes entire months of rent — and then disappear. Ghost listings, fake landlords, pressure to pay quickly via bank transfer — these are not rare edge cases. They are a regular occurrence reported by people moving to Spain. If a listing looks too good to be true, it almost certainly is.

How SSR Protects You

Every single safeguard below is in place for every SSR booking, every time — not as a marketing promise, but as a simple operational fact.

✓ **We have visited every property in person**

No SSR listing exists without our team having physically visited, assessed and approved the property. If we wouldn't be happy renting it ourselves, we don't list it.

✓ **We are a registered, established company — not an individual**

Valencia Property Group has operated continuously in Valencia since 1999. We have a physical presence, a public track record, and 25+ years of professional reputation to protect. We are not anonymous. You can verify who we are.

✓ **We use Giraffe 360° virtual tours**

Every property has a full interactive virtual tour — not just photographs — so you can see every room, every angle, before you book. What you see is what you get.

✓ **All payments go to SSR directly — via a formal contract**

You do not pay a landlord you have never met via an unknown bank account. Payment is made to Stepping Stone Rentals, with a formal rental contract in place before any money changes hands.

✓ **We are not on Airbnb or external platforms**

Every booking comes through us directly, at steppingstonerentals.com. There is no third-party intermediary, no algorithm, no anonymous listing. You always know exactly who you are dealing with.

✓ **We personally welcome you to the property**

No key boxes. No impersonal codes texted at midnight. One of our team will meet you at the property, walk you through everything, and make sure you are comfortable. From day one, you have a real person to call.

✓ **We are legally compliant**

Medium-term rentals in Spain ('alquileres de temporada') of more than one month do not require a tourist licence. Our entire operation is fully legal, fully documented, and fully transparent.

Our Promise to You

We built Stepping Stone Rentals because we saw what was happening to people arriving in Valencia with nowhere safe to land. Our clients are people like us — relocating, building a new life, taking a real leap. They deserve a service that treats them accordingly. We do not cut corners, we do not rush bookings, and we do not list properties we would not stay in ourselves.

What You Get with a Stepping Stone Rental

Every property in our portfolio meets the same standards. Here is what comes with every SSR rental, without exception.

Your Property

- Fully furnished to a comfortable residential standard — not tourist-lite
- Professional photography and full Giraffe 360° virtual tour available before you book
- Complete floor plan so you know exactly what you are moving into
- High-speed internet included — reliable and fast enough for remote work
- Dedicated workspace: proper desk, chair and monitor in most properties
- Fully equipped kitchen — everything you need to cook properly
- White goods: washing machine, dryer, dishwasher (property dependent)
- Utilities included up to an agreed cap — electricity, water, gas as applicable
- Air conditioning in living areas (most properties — bedroom AC is less common)
- Move-in ready from day one — arrive with your suitcase, nothing else needed

Your Service

- Personal welcome on arrival from a member of the SSR team — always
- Full walkthrough of the property, appliances, and neighbourhood essentials
- A real point of contact throughout your stay — not a chatbot, not an app
- Maintenance issues resolved promptly via our own network: handymen, plumbers, electricians
- Option to move to a different SSR property at the end of your contract — no additional fee
- Flexible extensions subject to owner availability (one month's notice required)
- Guidance on local practicalities: empadronamiento, NIE, banking, schools, and more
- Introduction to Valencia Property's purchase team if you decide to buy (no extra charge)

Your Contract

Every stay is covered by a formal rental contract prepared by SSR. This protects you legally for your full rental period — you cannot be asked to leave early, and you have clear rights for the duration of your stay. Two mandatory costs apply to all bookings, both stated clearly upfront before you commit:

- **Security deposit** — required on all properties. This is held by SSR and returned to you within one month of moving out, provided the property is left in good order. The exact amount is property-specific and confirmed before you sign.

- **Cleaning fee** — a one-off end-of-stay fee to cover professional cleaning of the property after you leave. The amount is confirmed upfront as part of your booking.

Beyond these two items and your monthly rental, there are no hidden fees and no surprise add-ons. What you see is what you pay.

Our Properties and Locations

We have properties across Valencia and the immediate surrounding area. Valencia is a city of very distinct neighbourhoods, and the right location depends entirely on your lifestyle, family situation and priorities. Part of what we do is help you find the right fit.

Valencia City Centre Historic, walkable, vibrant. Great for those wanting to be in the heart of things — restaurants, culture, the riverbed park, architecture.
El Carmen, L'Eixample, Ruzafa, La Seu

Beach Areas Valencia's original fishing district — now one of the most characterful and popular areas for expats. Minutes from the beach, with a strong local historic district community feel.
Cabanyal, Malvarrosa, Cabañal

Residential Suburbs Quieter, greener, family-friendly. Perfect for those relocating with children or wanting more space. Well connected to the city by metro.
L'Eliana, La Cañada, Paterna, Torrent

Wider Valencia Metro Good value, genuine local life, and easy metro access to the city centre. Popular with buyers who want more for their money.
Alboraya, Burjassot, and surrounding municipalities

Property Types

Our portfolio ranges from one-bedroom city-centre apartments to large family homes with gardens, terraces and pools. Most properties are apartments; we also have a select number of houses and ground-floor homes with outdoor space. All properties are listed on our website with full details, photography, floor plans and virtual tours so you can explore properly before committing.

SSR vs the Alternatives — At a Glance

Factor	SSR	Airbnb	Long-term lease	Hotel
Minimum stay	3 months	1 night	12 months	1 night
Fully furnished	Always	Usually	Rarely	Basic
Personal welcome	Always	Key box	Admin only	Reception
In-stay support	Full team	Remote / app	Landlord varies	Limited

Work desk & setup	Most properties	Varies	Not included	Rarely
No tourist licence needed	Yes	Required	N/A	N/A
Cost per month (approx)	€1,500–€3,000	€2,500–€5,000+	€800–€1,600	€2,400–€4,500+
Scam protection	Full — vetted	Moderate risk	High risk	Minimal risk
Virtual tour	360° always	Photos only	Photos only	Often
Formal contract	Always	Platform T&Cs;	Yes	Booking only

Who Stays with Stepping Stone Rentals

Our clients are a varied and interesting group — but they share something in common. They are serious about Valencia. They are not on holiday. They are building a life here, or at least finding out whether they want to.

■ Relocating families and individuals

The largest group — people making a considered, permanent or semi-permanent move to Valencia from the UK, USA, Ireland, Northern Europe and beyond. They need time to find the right long-term home without rushing into a commitment they'll regret.

■ Digital nomads and remote workers

Valencia has become one of Europe's most popular destinations for remote workers, and with good reason — the climate, cost of living, culture and connectivity are hard to beat. Most digital nomad clients stay for 90 days, aligned with the Schengen visa allowance. They need fast internet, a proper desk, and a home that actually works for working.

■ Schengen visa holders (non-EU nationals)

If you are from outside the EU — including Americans, Canadians and Australians — you can legally spend 90 days in Spain within any 180-day period on a tourist visa. SSR is a natural home for that stay: one trusted company, one contract, one comfortable base, rather than juggling multiple Airbnbs.

■ International corporate secondments

Professionals sent to Valencia by their employers for three to six months need professional-standard accommodation, reliable support, and a smooth, well-managed experience. SSR provides exactly that — used by both individuals and HR teams arranging housing.

■ Renovation-displaced homeowners

You have bought a property in Valencia and it needs work — which in Spain can mean three to six months of dust and builders. SSR provides a comfortable, managed home for the duration, often with access to our sister company Valencia Remodels for the renovation itself.

■ 'Try before you buy' arrivals

An increasingly popular approach: spend three months living properly in Valencia — in a real apartment, in a real neighbourhood — before deciding whether and where to buy. Many of our clients arrive thinking they might buy, and leave three months later knowing exactly where, and with the viewings already done.

Beyond the Rental — The Full Picture

Stepping Stone Rentals is part of something larger. The Valencia Property Group has been supporting international clients in Valencia for over 25 years — through sales, rentals and renovations. When you rent with SSR, you are not just getting an apartment. You are gaining access to a complete relocation support network.

Service	Company	What it means for you
Medium-term rentals	Stepping Stone Rentals	A safe, managed home for your first months in Valencia
Property purchase	Valencia Property	Expert bilingual support buying a property in Valencia — 25+ years of experience, with a client base that is now 50% American
Renovation management	Valencia Remodels	Trusted, managed renovation support if your purchase needs work — so you don't have to navigate the Spanish building trade alone

Rent First. Buy Smart.

A significant number of SSR clients go on to buy a property in Valencia through Valencia Property — and they consistently say the rental period made all the difference. Three months of living in the city, walking different neighbourhoods, attending viewings without pressure, and understanding the market properly leads to better decisions. Less regret. More confidence.

If during your stay you decide you'd like to explore buying, just let us know. We'll introduce you to the Valencia Property team — there's no charge for this, no pressure, and no obligation. It simply makes sense to have the option available.

Rent-to-Purchase Pathway

Valencia Property's sales team works with buyers at all stages — from the very first conversation through to completion and beyond. American buyers now make up approximately 50% of their client base, and the team has deep experience supporting US nationals through the Spanish purchase process, including NIE, mortgages, legal due diligence, and notary. Your Stepping Stone rental period is the ideal time to start that conversation.

How It Works — From First Contact to Moving In

The process is straightforward, transparent, and fully supported at every stage. Here is exactly what happens from the moment you get in touch.

1**Get in touch**

Contact us via our website or by email with your requirements — dates, duration, family size, preferred areas, budget and any specific needs (pets, workspace, garden, etc.). The more detail you give us, the better we can match you.

2**We find your options**

We review current availability and put together a curated shortlist of properties that suit your needs. You won't be bombarded with irrelevant listings — we do the filtering.

3**You explore remotely**

Each property comes with professional photography, a full floor plan, and a Giraffe 360° interactive virtual tour. You can explore every room before committing. We are available to answer questions, arrange video calls, and talk through any concerns.

4**You choose your property**

When you find the right one, we hold it with a reservation and begin preparing your rental contract. Everything is clearly set out — duration, price, inclusions, terms, and the one-off contract fee.

5**Contract and payment**

You review and sign the contract. Payment is made directly to SSR — not to a landlord, not to a platform. You receive written confirmation and your full tenancy documentation.

6**Arrival day**

A member of the SSR team meets you at the property — in person, always. We walk you through everything: appliances, internet, quirks of the building, local recommendations. You are not left to figure it out from an instruction sheet.

7**Your stay**

We remain your first point of contact throughout. Any maintenance issue is logged with us and resolved promptly. We check in, we are responsive, and we treat your home as if it were our own.

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End of stay or extension

At least one month before your contract ends, let us know whether you'd like to extend, move to a different SSR property, or move on to a long-term rental or purchase. We will support whichever direction you take.

Your Questions, Answered

Q: How long can I stay?

A: Our standard stay is three months — approximately 90 days, aligning with the Schengen visa allowance. We can accommodate stays of two to nine months depending on the property and owner availability. A small number of properties are available for longer-term lets — ask us if that's what you need.

Q: Can I see the property before booking?

A: Every property has a full Giraffe 360° virtual tour, professional photography and a floor plan available online. Many clients book entirely on this basis from abroad. If you are already in Valencia, we are happy to arrange an in-person viewing.

Q: What exactly is included in the price?

A: All properties are fully furnished and move-in ready. High-speed internet is included. Utilities (electricity, water, gas as applicable) are included up to an agreed cap. Specific inclusions are clearly listed for each property. There are no hidden extras.

Q: What is the contract fee?

A: In addition to the rental cost, there is a one-off contract preparation fee charged by SSR. This covers the preparation of your formal rental contract and is clearly stated upfront before you commit to anything.

Q: How do I pay?

A: Payment is made directly to Stepping Stone Rentals in advance of your stay. We do not ask you to transfer money to an individual landlord. A formal rental contract is in place before any payment is made.

Q: Is my deposit protected?

A: Yes. A security deposit is required on all bookings — the amount is confirmed upfront and is property-specific. It is held by SSR — a registered, established company, not an anonymous individual — and returned to you within one month of moving out, provided the property is left in the condition it was found. Your formal contract sets out the terms clearly so there is no ambiguity.

Q: Can I bring pets?

A: Some of our properties are pet-friendly. Please mention this when you get in touch and we will only show you suitable options.

Q: What if something goes wrong in the apartment?

A: Contact us directly and we deal with it. We have our own network of handymen, plumbers, electricians and technicians. Issues are taken seriously and resolved promptly. You will never be left to sort a maintenance problem on your own.

Q: Can I extend my stay?

A: Yes, subject to owner availability. Let us know at least one month before your contract end date and we will confirm whether an extension is possible — or find you an alternative SSR property if not.

Q: What happens when my stay ends?

A: We'll help you with whatever comes next. If you want to move to a longer-term rental, we can point you in the right direction. If you've decided to buy, we'll introduce you to Valencia Property. If you want to stay in another SSR property, we'll check availability. The end of your Stepping Stone is the beginning of your next chapter — and we'll make sure you are set up well for it.

Q: Do you help with practical relocation stuff — NIE, empadronamiento, etc.?

A: We are not immigration lawyers, but we know this terrain extremely well. We will point you in the right direction, share reliable contacts, and help you understand the steps. Getting your empadronamiento (local registration) and NIE (Spanish tax number) are both things many of our clients do during their Stepping Stone stay — and we help them navigate both.

Ready? Let's Talk.

If you are planning a move to Valencia — or even just thinking seriously about it — we would love to hear from you. Tell us what you need, when you are thinking of arriving, and how long you would like to stay. We will take it from there.

There is no hard sell here, no pressure and no commitment required to have a conversation. We have helped hundreds of people land well in Valencia. We would love to help you too.

Browse properties www.steppingstonerentals.com

Email us contact@steppingstonerentals.com

Instagram [@steppingstonerentals](https://www.instagram.com/steppingstonerentals)

Facebook [@steppingstonerentals](https://www.facebook.com/steppingstonerentals)

Parent company Valencia Property — www.valencia-property.com

One Last Thing

Valencia is a genuinely wonderful city to live in. The climate, the food, the culture, the pace of life, the cost of living relative to northern Europe or the United States — it all adds up to something rather special. We know, because we have lived here for decades and we still love it. Our job is simply to make sure your arrival is as smooth, safe and enjoyable as possible. The rest — Valencia does by itself.

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