



## Townhouse in Nueva Andalucía

Bedrooms	1	Bathrooms	1	Built	45m2	Plot	112m2
<b>R5291764</b>		<b>Townhouse</b>		<b>Nueva Andalucía</b>		<b>235.000€</b>	

Marbella / Nueva Andalucía FOR INVESTORS ONLY--- Purchase in bare ownership, with a lifetime usufruct currently held by an elderly individual. Cash buyers only. Direct entrance from the street, NO community fees An excellent opportunity to acquire a property in Nueva Andalucía, just 5 minutes from Puerto Banús and walking distance to shops. The golf valley is 2 minutes away. With strong potential for value appreciation. The property requires a full renovation and offers the possibility of extension, including the addition of one extra floor, allowing it to be converted into a townhouse with 2/3 bedrooms and 2/ 3 bathrooms. After renovation, the estimated market value could exceed €600,000. The property includes a covered parking space For viewings or further information, please contact us.

Private Terrace

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