



## Townhouse in Nueva Andalucía

Bedrooms

1

Bathrooms

1

Built

45m<sup>2</sup>

Plot

112m<sup>2</sup>

**R5291764**

**Townhouse**

**Nueva Andalucía**

**235.000€**

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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