



Bedrooms: 1 | Bathrooms: 1 | Plot: 112m² | Built: 45m² | Ref.: R5291764

245,000€

Townhouse for sale in Nueva Andalucía

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....

- **Garden:**
 - Private

- **Parking:**
 - Underground
 - Garage

- **Setting:**
 - Close To Shops
 - Close To Sea

- **Orientation:**
 - West

- **Views:**
 - Sea
 - Panoramic

- **Condition:**
 - Renovation Required
 - Restoration Required

- **Furniture:**
 - Not Furnished

- **Kitchen:**
 - Partially Fitted