



Bedrooms: 1 | Bathrooms: 1 | Plot: 112m<sup>2</sup> | Built: 45m<sup>2</sup> | 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