



## 1 Bedroom Townhouse in Nueva Andalucía

Nueva Andalucía

**R5291764 – 245.000 €**



1



1



45 m<sup>2</sup>



112 m<sup>2</sup>

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

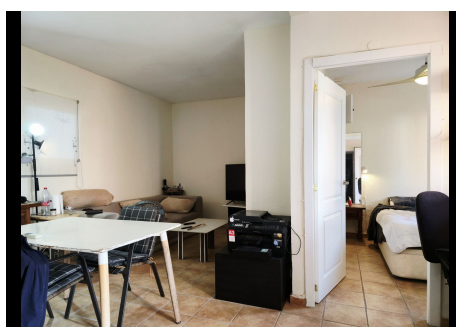
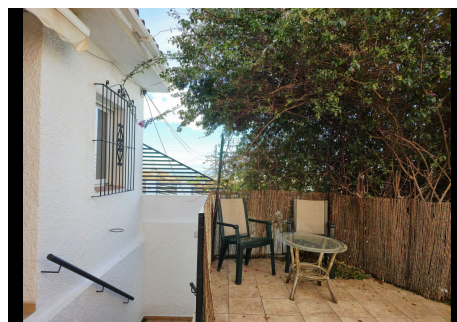
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