



## TOWNHOUSE 3 BEDROOMS 3 BATHROOMS IN SAN LUIS DE SABINILLAS

📍 San Luis de Sabinillas

REF# BEMR4900192 €169,000

BEDS

3

BATHS

3

BUILT

114 m<sup>2</sup>

PLOT

25 m<sup>2</sup>

Fantastic Opportunity! 3-Bedroom Townhouse Converted into 2 Independent Apartments

Discover this versatile and fully renovated townhouse, perfect for investment or dual living. The property is currently divided into two independent apartments, each with its own kitchen. However, it can easily be converted back into a spacious 3-bedroom home by reopening the original internal staircase with minimal work.

### Property Features

2 Independent Apartments (can be converted back to a 3-bedroom home)

Private Natural Grass Garden (shared)

Communal Pool

Total of 3 Bedrooms, 2 Bathrooms, 1 Guest Toilet

Spacious Solarium with Stunning Sea Views

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## Layout

1?? First Apartment (Ground Floor)

Large entrance hall

Spacious living-dining room

Open-plan kitchen

1 Bedroom with fitted wardrobes

1 Full bathroom + 1 Guest toilet

2?? Second Apartment (First & Second Floors)

Access via an external staircase to a private terrace

Open kitchen and living room

1 Bedroom with fitted wardrobes

1 Fully renovated bathroom

On the upper level, a large solarium with stunning sea views, perfect for relaxing or entertaining.

Investment Potential

This property offers excellent versatility:

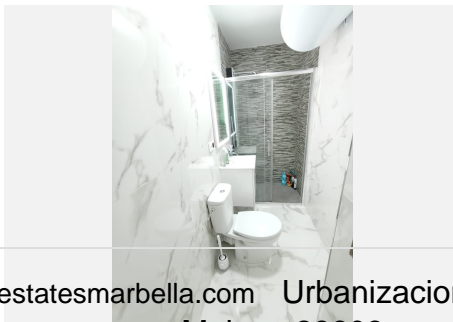
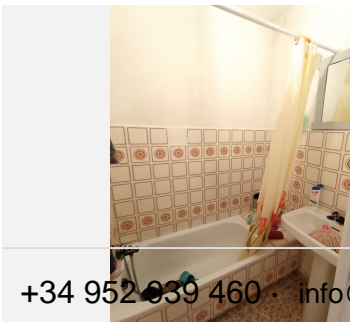
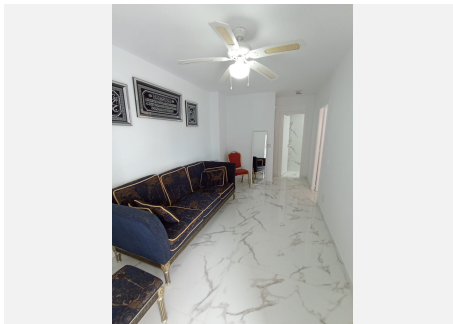
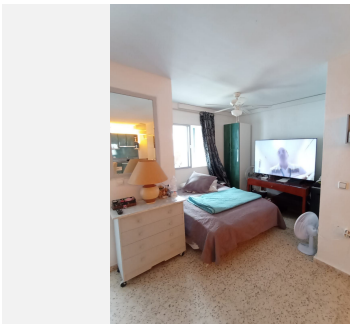
Live in one apartment and rent the other for passive income.

Maximize rental income by renting both apartments as holiday rentals (high demand in the area).

Easy re-conversion into a spacious 3-bedroom family home with 2 bathrooms, 1 guest toilet, private entry patio, and a large rooftop solarium.

The original internal staircase is still intact and can be re-opened with minimal investment, providing a fantastic option for those seeking a larger single-family home.

Don't miss out on this incredible opportunity for investment, rental income, or your dream family home by the sea. Contact us now to schedule a viewing!



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