



## TOWNHOUSE 1 BEDROOM 1 BATHROOM IN NUEVA ANDALUCIA

📍 Nueva Andalucia

REF# R5291764 €245,000

BEDS

1

BATHS

1

BUILT

45 m<sup>2</sup>

PLOT

112 m<sup>2</sup>

TERRACE

60 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

For ?viewings ?or ?further ?information, ?please ?contact ?us.

# BROMLEY ESTATES

*Marbella*

