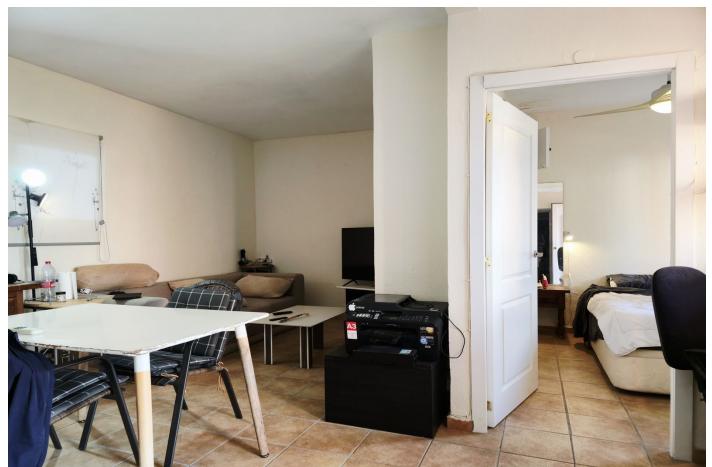
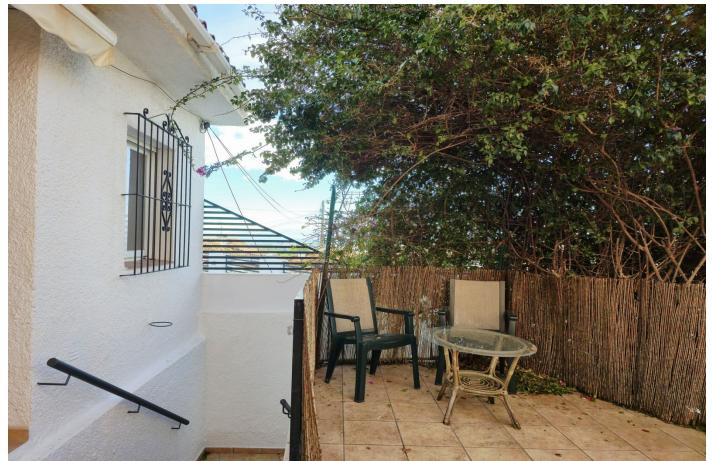




## Townhouse for sale in Nueva Andalucía, Marbella

**235,000 €**

Reference: R5291764   Bedrooms: 1   Bathrooms: 1   Plot Size: 112m<sup>2</sup>   Build Size: 45m<sup>2</sup>   Terrace: 60m<sup>2</sup>





## Costa del Sol, 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.



## Features:

Features	Orientation	Views
Private Terrace	West	Sea
Setting	Condition	Furniture
Close To Sea	Renovation Required	Not Furnished
Close To Shops	Restoration Required	
Close To Town		
Close To Schools		
Kitchen	Garden	Parking
Partially Fitted	Private	Underground
		Garage
		Covered
Category	Garden	Parking
Resale	Private	Underground
		Garage
		Covered