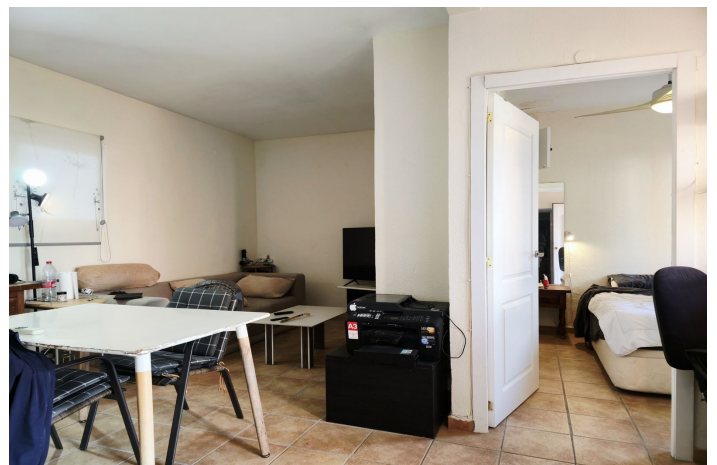
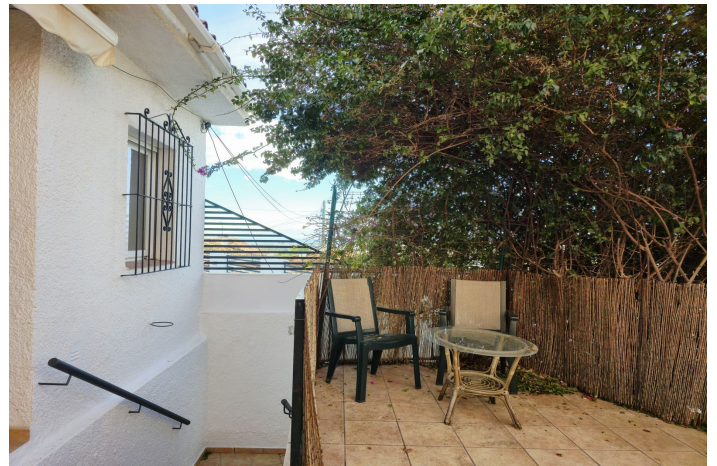




## Townhouse for sale in Nueva Andalucía, Marbella West

**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

Private Terrace

### Setting

Close To Sea

Close To Shops

Close To Town

Close To Schools

### Kitchen

Partially Fitted

### Orientation

West

### Condition

Renovation Required

Restoration Required

### Garden

Private

### Views

Sea

Panoramic

### Furniture

Not Furnished

### Parking

Underground

Garage

Covered

### Category

Resale