



## Top Floor Apartment for sale in Nueva Andalucía, Marbella

**410,000 €**

Reference: R5080054    Bedrooms: 2    Bathrooms: 1    Build Size: 77m<sup>2</sup>    Terrace: 16m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Townhouse for Renovation in Nueva Andalucía, Marbella VILLAS AGRUPADAS IX Built area: 76.8 m<sup>2</sup> + terrace 16.24 m<sup>2</sup> 2 bedrooms (possibility to convert into 3 — project available) We present a great renovation opportunity in one of Marbella's most sought-after districts — Nueva Andalucía. This townhouse is located in a gated community with a shared swimming pool and green areas. The current layout includes two bedrooms, a spacious living area, kitchen, and a sunny terrace. A ready renovation project is available, allowing for a third bedroom, significantly increasing the home's value and usability. The property requires renovation, giving you the chance to design the space to your taste. Highlights: Prime location in a prestigious area of Marbella Project available for conversion to 3 bedrooms Gated complex with pool Close to shops, schools, restaurants, and beaches Easy access to main roads Strong rental potential





## Features:

### Features

Near Transport  
Private Terrace  
Marble Flooring  
Fitted Wardrobes

### Setting

Beachside  
Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Town  
Close To Schools  
Town  
Close To Marina

### Furniture

Fully Furnished

### Security

Gated Complex

### Category

Investment  
Resale

### Orientation

East

### Condition

Renovation Required

### Kitchen

Partially Fitted

### Parking

Open  
Street

### Views

Garden

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water