



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

380,000 €

Reference: R5080054

Bedrooms: 2

Bathrooms: 1

Build Size: 77m<sup>2</sup>

Terrace: 16m<sup>2</sup>















## Costa del Sol, Nueva Andalucía

Top floor for Renovation in Nueva Andalucía, Marbella VILLAS AGRUPADAS IX Built area: 76.8 m² + terrace 16.24 m² 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:**

FeaturesOrientationViewsNear TransportEastGarden

Private Terrace
Marble Flooring
Fitted Wardrobes

Setting Condition Pool

Beachside Renovation Required Communal

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

Town

Close To Marina

FurnitureKitchenGardenFully FurnishedPartially FittedCommunalSecurityParkingUtilitiesGated ComplexOpenElectricity

Street Drinkable Water

Category Investment Resale