

NUEVA ANDALUCÍA

645 000 €

■■■■■■■■ R5519467

# ■■■■■■■■ ■ Nueva Andalucía

| 4 | 3 | 139 m² | 80 m² |
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## [redacted]

Townhouse with Excellent Extension Potential – Walking Distance to the Beach Fantastic opportunity in Jardines de Andalucía, Nueva Andalucía, ideally located within walking distance of the beach, shops, restaurants and all amenities. This spacious townhouse offers 4 bedrooms, 2.5 bathrooms, approximately 126 m² of registered built area and 80 m² of terraces and balconies. One of the property's greatest advantages is its excellent potential for expansion. An additional basement of approximately 75 m² offers the possibility of creating extra living space, potentially increasing the total area to around 201 m² and accommodating up to 6 bedrooms, subject to the necessary approvals. A neighbouring property has already completed a similar basement conversion, demonstrating the possibilities for [redacted]extending [redacted]the [redacted]living [redacted]space. An excellent [redacted]opportunity [redacted]for [redacted]families [redacted]seeking [redacted]a spacious [redacted]home [redacted]with room [redacted]to [redacted]grow, or [redacted]investors [redacted]looking [redacted]to [redacted]maximise the property's [redacted]potential [redacted]in [redacted]a [redacted]highly [redacted]desirable [redacted]location.

## [redacted]

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|---|---|---|---|
| [redacted] | R5519467 | [redacted] | [redacted] |
| [redacted] | [redacted] | [redacted] | 645 000 € |
| [redacted] | 4 | [redacted] | 3 |
| [redacted] | 139 m² | [redacted] | – |
| [redacted] | 80 m² | [redacted] | [redacted] |

## [redacted]

[redacted], [redacted], [redacted], [redacted], [redacted]