

## Haus zum Verkauf in Estepona, Costa del Sol

5 Schlafzimmer | 3 Badezimmer | 223 m<sup>2</sup> Wohnfläche | 11 m<sup>2</sup> Terrasse |



### Beschreibung der Immobilie

#### INVESTMENT OPPORTUNITY - HOUSE WITH POTENTIAL FOR 4 APARTMENTS IN ESTEPONA

Property for sale at a reduced price due to special conditions: the owner, 92 years old and in delicate health, retains a lifetime usufruct only on the ground floor, where she currently resides.

This allows buyers to refurbish and exploit the upper floor immediately, with the possibility of converting it into two independent apartments, while securing full availability of the ground floor in the future.

Surface:

Plot: 121 m<sup>2</sup>

Construction: 223 m<sup>2</sup> distributed over two floors

Rooftop: 121 m<sup>2</sup>, with potential to create a solarium, communal area

Current state:

Ground floor (usufruct): old but habitable property, currently occupied

Upper floor (available): requires renovation, with potential to be divided into two apartments

Development potential:

The property, with a single deed, can be reorganized into up to 4 independent apartments (two on the ground floor and two on the upper floor).

Estimated renta