



## Townhouse for sale in Vélez-Málaga, Velez-Málaga

175.000 €

Referentie: R5229163 Slaapkamers: 1 Badkamers: 1 Plotgrootte: 101m<sup>2</sup> Perceelgrootte: 95m<sup>2</sup>





## Costa del Sol East, Vélez-Málaga

Discover the blank canvas you have always dreamed of. We present a property in a quiet location with a solid structure approximately 270 square meters built, ready to be transformed into your ideal home or a high-yield investment. **Potential is the Key** This three-story building, built entirely of brick and in a shell condition, offers total freedom to design the interior layout to your liking, without any pre-existing limitations. It is the perfect opportunity to create a modern, efficient, and fully customized space. **Access Floor:** The street-level floor is open-plan, offering unparalleled versatility. Ideal for housing several vehicles, converting it into a large warehouse, or creating a spectacular entrance loft, workshop, or professional studio with direct and convenient access. **First Floor:** Light and Custom Design Open Layout: The open-concept space allows for the design of an open-concept living-dining room, bedrooms with walk-in closets, or a large kitchen. **Interior Patio:** An interior patio adds exceptional value, ensuring cross ventilation and natural lighting in the heart of the floor, perfect for a vertical garden or reading corner. **Top Floor:** The Oasis with Views Multipurpose Room: An already differentiated space, ideal for a private gym, office, art studio, or guest suite. **Panoramic Terrace:** The crown jewel is its large terrace offering unparalleled views stretching from the deep blue sea to the imposing mountain silhouette. The perfect place to set up a chill-out area and enjoy sunrises and sunsets. **Highlights for the Discerning Investor/Buyer:** Solid Structure: Brick building with great potential. Total Customization: Save on demolition costs. The buyer designs the layout, materials, and finishes from scratch. This property is not just a house, it is a life project. Ideal for architects, builders, or families with a clear vision of their future home. Contact us today to arrange a visit and see the immense investment and living potential this property offers. The Abbreviated Information Document is available. Expenses: Taxes (ITP or VAT+AND) + notary and registration fees. SDM.