

## 6 sovrum Lägenhet till salu i Torrevieja, Alicante

600.000€



An excellent investment opportunity is presented in the heart of Torrevieja: a complete building comprising a ground floor and first floor, located just 100 metres from the Town Hall and 400 metres from the beach. Its prime central location, surrounded by all amenities, shops, restaurants and transport links, makes it an ideal asset for both residential use and property development. The ground floor offers 98 m<sup>2</sup> of built area on a 108 m<sup>2</sup> plot. It requires full refurbishment, providing the perfect opportunity for the buyer to design and customise the space to their needs. The layout includes 3 bedrooms, 1 bathroom, and an internal patio of approximately 10 m<sup>2</sup>, which brings natural light and ventilation into the property. The first floor benefits from an independent entrance, adding value and flexibility. It has a built area of 92 m<sup>2</sup>, along with a 3 m<sup>2</sup> storage room and a spacious private solarium of 90 m<sup>2</sup>, ideal for enjoying the Mediterranean climate. The property was refurbished in 2007 and comprises 3 bedrooms, 1 bathroom and a utility/gallery area, offering a good standard of living with potential for further improvement or modernisation. The building is located in a well-established area with all services within walking distance, ensuring strong demand for both rental and resale following redevelopment. Several purchase options are available: · Joint sale of both units at €300,000 each (€600,000 total), ideal for developers or investors. · Part-exchange option: €320,000 plus one residential unit from the future development delivered by the developer. A unique opportunity to develop a property project in one of the most sought-after areas of the Costa Blanca, with strong potential for capital growth!!

🛏 6 sovrum  
📏 108m<sup>2</sup> Tomtstorlek

🚿 2 badrum  
☑ Balcony

🏠 195m<sup>2</sup> Bygg storlek  
☑ Solarium