

## Townhouse for sale in Nerja, Málaga

**629,000€**



Nestled in the vibrant heart of Nerja, just steps away from the Plaza Cavana and bordering the iconic Balcony of Europe, stands a charming old Townhouse awaiting its next chapter. With a plot spanning approximately 156 m2, this property presents a unique opportunity for renovation and revitalization, or the creation of a stunning new development.



The current layout features a spacious ground floor premises, previously utilized for various businesses including bars, billiard rooms, and souvenir shops. A separate entrance from the road to the east leads to the upper levels, where two apartments share an east-facing balcony and a west-facing terrace, complemented by a storeroom and a rooftop terrace above the apartments.

The sturdy structure of the building, as affirmed by surveyors, offers the potential for further expansion, with the possibility of adding another level. Additionally, the strategic location presents promising prospects for future endeavors, as the Nerja Town Council plans to transform the neighboring area into a bustling cultural hub, including a library and spaces for diverse activities such as dancing, music, and handicrafts.

Adjacent to this upcoming cultural center, the property offers an ideal setting for a range of businesses, benefiting from a steady flow of visitors and residents alike. Whether envisioning a mixed-use establishment with living quarters above, rental apartments, or a luxurious multi-level residence, the options are abundant.

Furthermore, with the council's impending development plans, any future construction endeavours are easier at the moment than in the future, making this an opportune moment to seize the potential of this prime location in the heart of Nerja.

Don't miss out on the chance to transform this remarkable property into your dream business or home. Schedule a viewing with us today to explore the possibilities!

 0 bedrooms  
 156m<sup>2</sup> Plot size

 1 bathroom

 220m<sup>2</sup> Build size



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