



**Property type :** Townhouse  
**Location :** Alhaurín el Grande  
**Bedrooms :** 3  
**Bathrooms :** 2

**Swimming pool :** No  
**Parking :** Street

**House area :** 134 m<sup>2</sup>  
**Plot area :** 82 m<sup>2</sup>

- ✓ WiFi
- ✓ Utility room
- ✓ Airconditioning

- ✓ Fitted wardrobes
- ✓ Terrace

- ✓ Storage room
- ✓ White goods

Townhouse, Alhaurín el Grande, Inland Malaga.  
3 Bedrooms, 2 Bathrooms, Built 134 m<sup>2</sup>, Terrace 65 m<sup>2</sup>,  
A Fully reformed and modernised Townhouse with 2 Roof terraces.  
Easily converted to 2 separate apartments for investors income.  
Located in a Quiet street close to Gerald Brennan Carretera de Malaga with Nice green areas and park very close by.  
A very sought after location.



The House is entered from the street into a good sized Hallway which could have a Home Study/office  
Ornate Stairway leads to upper floor.  
Off the Hallway is a large ground floor double bedroom.  
This could be opened up to more than double the size of the lounge,  
for open plan style living.  
The structural supports are already in place. Simply open up the wall.  
To the rear of the hallway leads into the open plan Lounge dining area, with natural light from a rear patio.  
Off the lounge is a fully fitted modern kitchen with a window overlooking the patio.  
also off the Lounge is a modern Shower room with W.C..  
A double door from the lounge leads to the lower patio which has a utility room and storeroom off it

Stairs from the front hall lead up to a large landing area with a door out to the front Balcony.  
There is 2 double bedrooms on this floor one with fitted wardrobes currently used as a second lounge area,  
this has patio doors out to the second floor patio.  
There is a dressing room with shower room with W.C. off it. another door leads out to the Patio area  
The second floor patio is circa 16mtr<sup>2</sup> plenty of room for outside dining.  
Stairs lead up to the Roof terrace, this is Circa 50mtr<sup>2</sup> and has a good sized store room / workshop. with electric fitted,  
This could be a nice rooftop Kitchen/Bar.

This is a rare opportunity for a property in this location that is Ready to move into.  
Great potential for conversion to gain an income.  
We recommend Early viewing  
Contact us TODAY for your appointment.

Setting : Town, Close To Shops, Close To Schools.  
Condition : Good.  
Climate Control : Air Conditioning, Hot A/C, Cold A/C.  
Views : Panoramic, Urban.  
Features : Fitted Wardrobes, Near Transport, Private Terrace, WiFi, Storage Room, Utility Room, Double Glazing, Fiber Optic.  
Furniture : Optional.  
Kitchen : Fully Fitted.  
Parking : Street.  
Utilities : Electricity, Drinkable Water, Telephone.  
Category : Holiday Homes, Investment, Resale.



