

## building for sale Sevilla La Nueva, Sur



~\*\*UNIQUE INVESTMENT AND RENOVATION OPPORTUNITY IN CAMAS – JUST 10 MINUTES FROM SEVILLE CITY CENTER\*\*~  
~This entire building represents an unparalleled investment and renovation opportunity, offering exceptional versatility both for investors seeking to maximize profitability and for private buyers looking to design a custom home with additional business potential. Strategically located in Camas, the property enjoys outstanding connectivity with the city of Seville.~  
~The property consists of 3 floors (Ground, First, and Second) and offers a major logistical advantage with dual access, including an elevator, which greatly facilitates the possibility of creating a horizontal division for the sale of separate units or for comprehensive development, such as a residence combined with a commercial space (bar).~  
~The First Floor, measuring 96 m<sup>2</sup>, is designated as the main residence, featuring a spacious layout with 4 bedrooms, a living-dining room with electric shutters, a full bathroom, and an independent kitchen with direct access to a private 10 m<sup>2</sup> terrace.~  
~The Second Floor, measuring 50 m<sup>2</sup>, is an attractive penthouse that includes a living room, kitchen, and bathroom, with access to a large terrace ideal for leisure and enjoyment.~  
~Additionally, if you opt to purchase the entire building, as a powerful added value and immediate source of income, the property includes an 86 m<sup>2</sup> commercial space on the ground floor, currently rented. The acquisition of this unit is optional and priced at €90,000.~  
~The location is key: just 10 minutes from Seville, it is surrounded by all essential services such as educational centers, shopping areas, restaurants, and leisure facilities, ensuring a comfortable and functional lifestyle.~  
~Don't miss out on this great opportunity for capital growth and custom design! We invite you to schedule a visit to discover the full potential of this property.~

## property details

Spanishstate id: **6332700**  
reference:: **13736-CRD**  
close to/ located: **Sevilla La Nueva**  
region: **Sur**  
property type: **building**  
rooms: **5**  
property surface: **150 m2**  
surface plot: **- m2**  
price: **€ 259.000**

## contact

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