



## Duplex with private terrace of 33 m<sup>2</sup> in the center of Seville – Macarena area



### Information de l'agent

|                   |                    |
|-------------------|--------------------|
| Nom:              | António Pereira    |
| Nom de compagnie: | ITHLUX             |
| Pays:             | Portugal           |
| Expérience since: |                    |
| Type de service:  | Selling a Property |
| Specialties:      |                    |
| Property Type:    | Apartments         |
| Téléphone:        |                    |
| Languages:        | Portuguese         |
| Site web:         |                    |

### Détails de l'annonce

|              |                |
|--------------|----------------|
| Propriété à: | Vendre         |
| Prix:        | USD 539,804.52 |

### Location

|                       |            |
|-----------------------|------------|
| Pays:                 | Espagne    |
| État/Région/Province: | Andalousie |
| Ville:                | Séville    |
| Soumis:               | 27/04/2026 |

### Description:

Unique duplex for sale in the centre of Seville, next to the Arco de la Macarena, with a private terrace of 33 m<sup>2</sup>, a very unusual feature in this area.

Located in one of the areas with the most personality in Seville, ITHLUX-Sevilla offers you this home that combines outdoor space, independent distribution and multiple possibilities of use.

### DESCRIPTION

The house has more than 70 m<sup>2</sup> of useful interior distributed over several levels, which allows you to clearly differentiate the rest and day areas:

Two bedrooms

Living-dining room with integrated kitchen

Two full bathrooms

Private terrace of 33 m<sup>2</sup> with spectacular views of Seville, ideal to enjoy almost all year round

Its duplex layout provides privacy and character, making it a different option within the housing market in Seville centre.

### USES



## Ideal as:

Housing in the centre of Seville

Second home

Investment for seasonal rentals

The house allows flexible management, adapting to different needs depending on the use.

## LICENSE

It currently has a valid tourist license, although any use must comply with current regulations.

## LOCATION

Located one minute from the Basilica of La Macarena, in one of the most sought-after areas of the centre of Seville, with local life, services, shops and excellent connection to the historic centre.

An opportunity for those looking for a home with a terrace in the centre of Seville, with its own character and possibilities of use beyond the conventional.

In compliance with current regulations on consumer information, in particular Royal Decree 218 2005, of 11 October, of the Regional Government of Andalusia, as well as Law 10 2025, of 28 December, on customer service and transparency, it is reported that the price does not include the costs of purchase and sale (notary, registry and taxes) or the intermediation fees of the buyer, if applicable.

The full details of expenses will be provided to the client prior to the visit and through the Abbreviated Information Document (EIS). - REF: ITH4293

|            |          |
|------------|----------|
| Nouveau:   | Non      |
| Condition: | Reformed |
| Année:     | 2006     |

## Commun

|                  |                   |
|------------------|-------------------|
| Chambres:        | 2                 |
| Salle de bains:  | 2                 |
| Pied carré fini: | 77 m <sup>2</sup> |

## Lease terms

Date Available:

## Contact information

|           |         |
|-----------|---------|
| IMLIX ID: | ITH4293 |
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