



## Building for Sale in the Centre of Villanueva de la Serena – Ideal for Investors



### Agent Info

Name: António Pereira  
Company: ITHLUX  
Name:  
Country: Portugal  
Experience since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments  
Phone:  
Languages: Portuguese  
Website:

### Listing details

Property for: Sale  
Price: USD 247,772.28

### Location

Country: Spain  
State/Region/Province: Extremadura  
City: Badajoz  
Posted: Apr 14, 2025

### Description:

Are you looking for a unique investment opportunity in one of the best areas of Villanueva de la Serena? This building for sale in the heart of the city combines location, profitability and multiple possibilities of use. With direct access from the street and in excellent condition!

### Premium Location

Located in the heart of Villanueva de la Serena, with easy access to all the services, commercial and administrative areas of the city. Ideal for both commercial and residential use.

### Property Layout:

Ground floor Commercial premises + interior courtyard

2 premises at street level (15 m<sup>2</sup> and 60 m<sup>2</sup>) with great visibility and pedestrian traffic.

1 interior room of 70 m<sup>2</sup> with multiple uses (warehouse, office, workshop, etc.).

Patio with access to the boiler room.

First Floor Office Convertible into Housing



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122 m<sup>2</sup> distributed in 5 offices, 1 bathroom, terrace outside the street and interior patio.

Possibility of converting into a spacious home (contact us for more information!).

### Second Floor 5 Bedroom Apartment

Apartment in excellent condition with 5 bedrooms, 2 bathrooms, independent kitchen, living room and outdoor terrace.

Currently rented, which guarantees immediate profitability for investors.

### Highlights

Building with elevator

Excellent state of conservation

Central location with high demand

Ideal for investors or to combine commercial and residential use

Investment Opportunity in Villanueva de la Serena.

This building meets all the conditions to become your next profitable project. Its versatility and location make it one of the best opportunities in the local real estate market.

Contact us today and request more information or schedule your visit without obligation.

- REF: ITH3412

New: No

### Common

Bedrooms: 4

Bathrooms: 3

Lot Size: 226 sq m

### Lease terms

Date Available:

### Contact information

IMLIX ID: ITH3412



# IMLIX

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