



**170.000€**

## DUPLEX APARTMENT IN THE HISTORIC CENTER OF VEJER DE LA FRONTERA

REFERENCE	Bedrooms	Toilets	M <sup>2</sup> CONSTR
000670	2	1	93

Your Andalusian Retreat Awaits!

Discover this charming duplex in a traditional Andalusian courtyard, bathed in the warm southern sun. Just steps away from the iconic Plaza de España, with the convenience of a nearby public parking lot and an exclusive residents-only parking area with green spaces.

Thoughtful Design and Ultimate Comfort. Enter the property through the picturesque Andalusian-style shared courtyard. As you ascend the stairs, you'll find a functional and welcoming layout:

Ground Floor: Full bathroom with shower. Cozy double bedroom offering a serene atmosphere. Bright living room with a south-facing balcony. From the living room, an elegant wooden staircase leads to the second floor.

Upper Floor: Modern, fully equipped kitchen with air conditioning and access to a private terrace. Private Terrace: Features a laundry area and a gas water heater. From here, enjoy stunning views of Vejer de la Frontera's historic center and the Barbate River marshlands. A second independent room, located on the ground floor of the courtyard, has been converted into an additional bedroom.

Exclusive Amenities, this property includes:

- 2 bedrooms.
- 1 full bathroom.
- 1 living room.
- Fully equipped kitchen.
- Private terrace.
- Storage room and access to the shared courtyard, which features a communal cave shared among the four property owners.

Alarm system, internet connection, and complete furnishings, ready to move in. Perfect for Tourism Investment

The duplex is currently operating as a tourist rental. The purchase includes active accounts on platforms such as Airbnb, allowing you to continue a profitable activity from day one.

Legal and Financial Considerations:

- The property is registered as two separate parts, which may limit mortgage approval with certain financial institutions due to the lack of horizontal division.
- Notary, registry fees, transfer tax (I.T.P.), and other related costs are not included in the price, as per Decree 218/2005, dated October 11.

Ready to start your new life or investment in a unique setting? This duplex in the heart of Andalusia could be yours. Contact us for more information or to schedule a

visit!

TERRACE

A.C

GARAGE

STORAGE ROOM

Yes

Yes

No

Yes

POOL

GARDEN

FIREPLACE

HEATING

No

No

No

No