



## Home Sweet Home!



### Information de l'agent

Nom:	Mario de Vicente
Nom de compagnie:	SURe! Properties
Pays:	Espagne
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	Spanish
Site web:	

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 685,505.21

### Location

Pays:	Espagne
État/Région/Province:	Andalousie
Ville:	Málaga
Adresse:	Nerja
Soumis:	01/04/2024

### Description:

Nerja, nationally and internationally, is an attractive destination for visitors who want to spend a few days on vacation and for those who permanently seek sun, tranquility, gastronomy, etc.

The Costa del Sol is the paradise of the Mediterranean lifestyle, and Nerja brings together all the characteristics of this privileged area for personal and social development.

This home, with a private pool, is located in a residential area near the center. It has three bedrooms, two bathrooms, a kitchen open to the living room, a terrace with a bbq, and a parking area.

From the street, towards the interior of the property, you can enter the house or take some stairs that lead to the barbecue and pool area.

Inside, the living-dining room with an open kitchen and a large window with automatic blinds stands out, which provides this space with great natural light, especially taking into account that this room is oriented to the southeast so you can enjoy the sun of the tomorrow.



In the kitchen, equipped with top-quality appliances and in perfect condition, the central island stands out. The furniture in the living room is oriented around a pellet fireplace. The living & dining room occupies half of this space, with its furniture revolving around a pellet fireplace. On the same floor, there are two bedrooms, both with exterior windows and, between them, a full bathroom.

Internal stairs lead to the lower floor, where you find an independent living unit: with a living room, bedroom with double bed, full bathroom with shower and bathtub, dressing room, and a small office. From here, you access the terrace area, with a large barbecue, and the pool.

In the barbecue area, there is a large table to enjoy gatherings with friends, and a large space to play various games.

The pool, separated from the rest of this space, has a security fence, loungers to enjoy the sun and shower.

Adjacent to the house there is a space for parking vehicles that is accessed from the street through an automatic gate. In this space, there is also a structure that serves as a storage room and a laundry room.

The home is sold furnished and meets all the quality standards that a home of these characteristics is expected to have in an environment like Nerja.

#### DISTANCES

Beach: 800 m

Bars and Restaurants: 600 m

Grocery stores: 600 m

Supermarket: 300 m

Shopping Center: 18 km

Golf: 17 km

Hospital Medical Center: 700 m

Airport: 60 km

In compliance with Decree 218 2005, of 11 October, which approves the Consumer Information Regulations on the purchase and sale of homes in Andalusia, the client is informed that the notary, registry and registration fees that may be applicable (ITP or VAT + AJD) and other expenses inherent to the sale are not included in the price. The consumer has the right to be provided with a copy of the relevant abbreviated information document for the dwelling. The price includes the property management fees. - REF: NERJ022

#### Commun

Chambres: 3

Salle de bains: 2

Dimesions du lot: 284 m<sup>2</sup>

#### Lease terms

Date Available:



IMLIX

Marché immobilier IMLIX  
<https://www.imlix.com/fr/>

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**Contact information**

IMLIX ID:

NERJ022

