



## Mediterranean Paradise: Your Exclusive Villa in Nerja



### 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:        | EUR 649,000 |

### Location

|                       |            |
|-----------------------|------------|
| Pays:                 | Espagne    |
| État/Région/Province: | Andalousie |
| Ville:                | Málaga     |
| Adresse:              | Nerja      |
| Soumis:               | 28/10/2024 |

### Description:

Nerja, located on the Costa del Sol, is a charming Andalusian corner that combines sea and mountains in a unique setting. Its famous Balcón de Europa offers spectacular views of the Mediterranean, while its caves, an important archaeological site, reveal thousands of years of history. With its beaches and traditional streets, Nerja is a destination that invites you to discover the authentic spirit of Andalusia.

Charming Villa for sale, in a selected residential area of Nerja, facing south to enjoy the sun all day long. The property, which has a private pool, is located next to the Natural Park, just 5 minutes by car from the beach and all amenities. Ideal for those looking for an environment close to nature without giving up comfort.

The villa is in an excellent state of conservation. In 2001 it was completely renovated. From now on, they have produced continuous improvements, including the new kitchen, reformed in 2019.

Upon entering, on the lower floor, there is a vestibule, two dormitories (one of them with balcony and a large bathroom with ducha), the door of access to the cochera, and another bathroom with ducha for the huéspedes. From the vestibule you enter the lounge-comedor via a ladder equipped with a lifting platform, (can be eliminated, if not necessary). This space is large and bright, with direct access to a large



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terrace from where you can enjoy the mild Mediterranean climate every day of the year.

From the living room you access the kitchen and a bedroom with a built-in wardrobe, balcony, and a large bathroom with shower and bathtub. The kitchen has been completely renovated and equipped, with quality furniture and appliances. The kitchen has a balcony, and is connected to a pergola with barbecue, ideal for having breakfast or sharing special moments with friends or loved ones.

The first floor has underfloor heating.

Apart from the terrace and the pergola with barbecue, the house has different leisure areas, such as the pool area and the huge roof terrace. The pool has an electric cover, which allows the water to be kept temperate during the winter. While on the roof terrace there are solar panels.

The lush green area that surrounds the house, with mango trees and decorative plants, is easy to maintain and gives vitality and color to the entire property.

This real estate proposal represents a safe investment, since the interest in Nerja and the Costa del Sol by buyers (international and domestic) is constantly growing and the short and long-term forecasts confirm the trend.

Do not hesitate to contact us, for more details, or to organize a visit to the property. We will be happy to accompany you in the discovery of this property with great potential, also touristic.

#### DISTANCES:

- Nerja centre: 2 km
- Beach: 2 km
- Bars and restaurants: 500 m
- Grocery store: 1 km
- Shopping centre: 25 km
- Golf course: 23 km
- Hospital Medical Centre: 4 km
- Malaga Airport: 70 km

In compliance with Decree 218 2005, of 11 October, which approves the Regulations on Consumer Information in the sale of homes in Andalusia, the client is informed that the notarial, registration and tax fees that apply (ITP or VAT + AJD) and other expenses inherent to the sale are not included in the price. The consumer has the right to receive a copy of the corresponding abbreviated information document of the home.

The price includes real estate management fees.

- REF: NERJ025

Année: 1975

#### **Commun**

Chambres: 3



Salle de bains: 3  
Dimensions du lot: 576 m<sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: NERJ025

