



## Frakoblet villa til salg i Nerja, Velez-Málaga

**1.385.000 €**

Reference: R4990339 Soveværelser: 4 Badeværelser: 3 Grundstørrelse: 7.504m<sup>2</sup> Byg Størrelse: 244m<sup>2</sup> Terrasse: 20m<sup>2</sup>





## Costa del Sol East, Nerja

Magnificent Finca located in one of the most prestigious areas of Nerja with excellent sea views 5 minutes from downtown and 2 minutes from the famous beach El Playazo of Nerja. Plot according to deed of 7504 m2. where there are avocado, mango and loquat trees, currently in production. The land has no steep slopes and the irrigation system is in perfect condition and working. On the farm there is a planted area of 6.700m2. of avocado trees that produce 5.000 kg/year. Among the avocados there are some fruit trees: 7 custard apples, 5 mangos, 3 loquats, 1 lemon tree and 1 litchi. It has drip irrigation, irrigation house, water from the Community of Irrigators of San Isidro. The house consists of 315 m2 built on two floors, consists of entrance hall, living room, dining room, kitchen, 4 bedrooms and 2 bathrooms upstairs. The first floor is destined to garage-storage room, living room with fireplace and bathroom. In total it has for housing 244 m2. built, 20 m2. to terrace and 51 to parking. Plot according to deed of 7504 m2. where there are avocado, mango and loquat trees, currently in production. The land has no marked slopes and the irrigation system is in perfect condition and working. This Villa is perfect to take advantage of outdoor spaces with barbecue area, swimming pool and with the possibility of making gym, office etc. . It is located in a very quiet and quiet urbanization and is characterized by its large manicured areas with plenty of flora and fruits. In this detached villa surrounded by fruit trees you can enjoy privacy, peace and tranquility. In accordance with the principles of truthfulness, clarity, and transparency, and in compliance with Decree 218/2005 of the Regional Government of Andalusia and Law 10/2025 of December 26, the customer is informed that the price indicated includes the professional fees of April-e Real Estate, with registered address at Calle Miguel de Cervantes, 1, Rincón de la Victoria (Málaga). This price does not include notary fees, registration fees, applicable taxes (such as ITP), or other additional expenses inherent to the sale, which shall be borne by the buyer.



## Funktioner:

<b>Funktioner</b>	<b>Orientering</b>	<b>Klimakontrol</b>
Privat terrasse	Syd	Aircondition
Opbevaringsrum		Ildsted
Ensuite badeværelse		
Monterede garderobeskabe		
Kælder		
<b>Synspunkter</b>	<b>Indstilling</b>	<b>Tilstand</b>
Hav	Tæt på havet	God
Bjerg	Forstæder	
Panoramisk		
Land		
<b>Pool</b>	<b>Møbel</b>	<b>Have</b>
Privat	Ikke møbleret	Privat
<b>Parkering</b>	<b>Hjælpeprogrammer</b>	<b>Kategori</b>
Privat	Elektricitet	Investering
	Drikkeligt vand	
	Fotovoltaiske solcellepaneler	
<b>Energi rating</b>	<b>CO2 -emissionsklassificering</b>	
D	C	