



## Detached Villa for sale in Nerja, Velez-Málaga

1,599,000 €

Reference: R4990339 Bedrooms: 4 Bathrooms: 3 Plot Size: 7,504m<sup>2</sup> Build Size: 244m<sup>2</sup> Terrace: 20m<sup>2</sup>





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## 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 m<sup>2</sup>. 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 6.700m<sup>2</sup>. 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 m<sup>2</sup> 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 m<sup>2</sup>. built, 20 m<sup>2</sup>. to terrace and 51 to parking. Plot according to deed of 7504 m<sup>2</sup>. 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.





## Features:

### Features

Private Terrace  
Storage Room  
Ensuite Bathroom  
Fitted Wardrobes  
Basement

### Views

Sea  
Mountain  
Panoramic  
Country

### Pool

Private

### Parking

Private

### Energy Rating

D

### Orientation

South

### Setting

Close To Sea  
Suburban

### Furniture

Not Furnished

### Utilities

Electricity  
Drinkable Water  
Photovoltaic solar panels

### CO2 Emission Rating

C

### Climate Control

Air Conditioning  
Fireplace

### Condition

Good

### Garden

Private

### Category

Investment