



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

850.000 €

Reference: R5143966 Soveværelser: 4 Badeværelser: 3 Byg Størrelse: 132m<sup>2</sup> Terrasse: 84m<sup>2</sup>





## Costa del Sol East, Nerja

Cartujano Villas – Luxury and Privacy Just Steps from Burriana Beach Discover Cartujano Villas, an exclusive collection of only four detached villas in the heart of Nerja, just a short walk from the famous Burriana Beach. This unique project combines modern design, comfort, and privacy, perfect for those seeking a Mediterranean lifestyle by the sea. Each villa spans three levels and features 4 bedrooms, 3 bathrooms, a private elevator, garage, and a roof terrace with private pool, ideal for enjoying the sun and stunning views in complete privacy. Layout and Living Spaces: Ground floor: Main entrance, garage, and storage room, with access via elevator or stairs. First floor: Bright and airy open-plan living and dining area, modern kitchen, and a partially covered terrace perfect for relaxing, dining, or entertaining. Includes a guest bedroom with private courtyard. Second floor: Private sleeping area with three bedrooms, including the master with en-suite bathroom and built-in wardrobes. One bedroom features its own terrace. Rooftop terrace: Private pool and sunbathing area for enjoying the Mediterranean climate and views in total seclusion. High-End Features: Macael marble staircases and soundproof floors. Premium bathroom fixtures and high-quality materials. Choice of tiles and finishes for living areas and bathrooms. Solar water heating with electric backup. Video intercom, TV, radio, and Wi-Fi connections in living room and bedrooms. Available Villas: Villa 2: 132 m<sup>2</sup> + 82 m<sup>2</sup> terrace – €850,000 Villa 3: 132 m<sup>2</sup> + 82 m<sup>2</sup> terrace – €850,000 Estimated completion at the end of 2027. Only two villas remain, making this a unique opportunity to live just minutes from the beach, restaurants, and all the amenities Nerja has to offer. Note: New build purchase includes approximately 13% additional costs (VAT, notary, registry, and legal fees). Don't miss your chance to secure a villa in Cartujano Villas, where luxury, comfort, and coastal living come together in perfect harmony.



## Funktioner:

| Funktioner               | Orientering     | Klimakontrol    |
|--------------------------|-----------------|-----------------|
| Dækket terrasse          | Øst             | Aircondition    |
| I nærheden af transport  |                 |                 |
| Privat terrasse          |                 |                 |
| Opbevaringsrum           |                 |                 |
| Ensuite badeværelse      |                 |                 |
| Monterede garderobeskabe |                 |                 |
| Solarium                 |                 |                 |
| Wifi                     |                 |                 |
| Synspunkter              | Indstilling     | Tilstand        |
| Bjerg                    | Urbanisering    | Fremragende     |
|                          | Tæt på havet    | Ny konstruktion |
|                          | Tæt på butikker |                 |
|                          | Tæt på byen     |                 |
|                          | Tæt på skoler   |                 |
|                          | By              |                 |
|                          | Forstæder       |                 |
| Pool                     | Møbel           | Køkken          |
| Privat                   | Valgfri         | Fuldt monteret  |
| Have                     | Sikkerhed       | Parkering       |
| Privat                   | Indgangstelefon | Garage          |
| Hjælpeprogrammer         | Kategori        |                 |
| Elektricitet             | Holiday Homes   |                 |
| Drikkeligt vand          | Luksus          |                 |
| Telefon                  | Videresalg      |                 |