



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

829.000 €

Reference: R5309908 Soveværelser: 3 Badeværelser: 3 Byg Størrelse: 197m<sup>2</sup> Terrasse: 20m<sup>2</sup>





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## Costa del Sol East, Nerja

This elegant modern villa blends clean architectural lines with a warm, comfortable feel, set within a quiet residential area just outside Nerja. From its elevated position, the property enjoys spectacular views of both the sea and surrounding mountains.

Offering almost 200 m<sup>2</sup> of built space over three floors, the villa features three generous bedrooms and three contemporary bathrooms. The interior is light-filled and thoughtfully designed, creating open, inviting spaces ideal for everyday living as well as hosting family and friends. At the top, a spacious rooftop terrace provides the perfect setting to soak up the sun and admire unforgettable Mediterranean sunsets.

The main living area is designed with an open-plan concept, seamlessly connecting the lounge, dining space, and fully fitted kitchen. Large doors lead out to expansive terraces, ideal for al fresco dining and relaxation beside the private swimming pool.

On the lower level, there is a substantial versatile area currently arranged as a cinema and games room, complete with a full shower room. This space was originally designed to be converted into a self-contained two-bedroom apartment with kitchen and bathroom – plumbing and electrical installations are already in place. In addition, a 20 m<sup>2</sup> area beneath the front terrace was planned as a gym.

Further benefits include two private parking spaces, and the villa is being sold fully furnished.

The property also holds a valid tourist licence and generates an annual rental income of approximately €45,000–€50,000, making it an excellent investment opportunity as well as a beautiful home.



## Funktioner:

### Funktioner

Privat terrasse

### Synspunkter

Hav

Bjerg

Panoramisk

Land

Have

Pool

Urban

Gade

### Pool

Privat

### Have

Privat

### Hjælpeprogrammer

Elektricitet

### Orientering

Syd

### Indstilling

Urbanisering

Tæt på havet

Tæt på byen

Tæt på skoler

### Møbel

Fuldt møbleret

### Sikkerhed

Gated kompleks

### Kategori

Holiday Homes

Investering

Luksus

Videresalg

### Klimakontrol

Aircondition

Kold aircondition

Varm aircondition

### Tilstand

Fremragende

### Køkken

Fuldt monteret

### Parkering

Gade

Mere end en