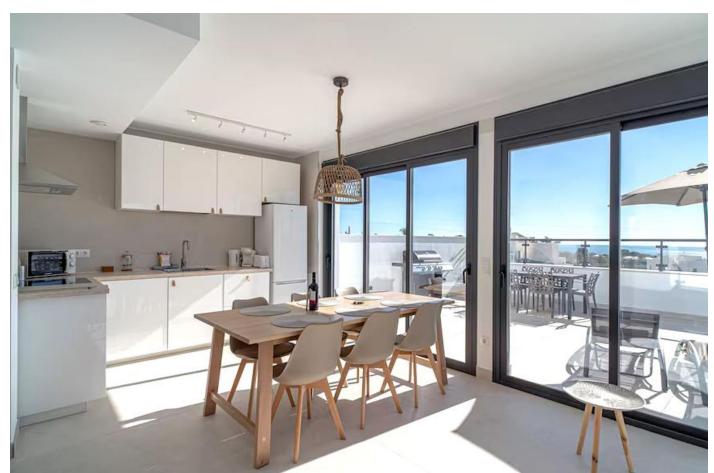




## Villa for sale in Nerja

829,000 €

Reference: R5309908   Bedrooms: 3   Bathrooms: 3   Build Size: 197m<sup>2</sup>   Terrace: 20m<sup>2</sup>





## 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.



## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Private Terrace	South	Air Conditioning
<b>Views</b>	<b>Setting</b>	<b>Condition</b>
Sea	Urbanisation	Excellent
Mountain	Close To Schools	
Panoramic	Close To Sea	
Country	Close To Town	
Garden		
Pool		
Street		
Urban		
<b>Pool</b>	<b>Furniture</b>	<b>Kitchen</b>
Private	Fully Furnished	Fully Fitted
<b>Garden</b>	<b>Security</b>	<b>Parking</b>
Private	Gated Complex	More Than One
		Street
<b>Utilities</b>	<b>Category</b>	
Electricity	Holiday Homes	
	Investment	
	Luxury	
	Resale	