



## Abstandsvilla zum Verkauf in Nerja

575.000 €

Referenz: R4895995 Schlafzimmer: 4 Badezimmer: 4 Garten: 166m<sup>2</sup> Terrasse: 180m<sup>2</sup>







## Costa del Sol East, Nerja

Dream villa with sea views in Marina Bella, just a stone's throw from the beach!

Welcome to your dream home in the beautiful urbanization of Marina Bella, located in Punta Lara, west of Nerja. Just 200 meters from the villa is Playa Playazo, one of Nerja's most peaceful and unspoiled beaches. From here, you can take a scenic 30-minute walk along the beach to reach the charming town of Nerja, with its cozy restaurants, shops, and vibrant cultural scene. In the surrounding area, you'll also find popular restaurants like Avalon and a convenient mini-market.

This stunning, detached villa was built in 2007 and combines sunshine, sea, and modern comfort – perfect both as a vacation home and a permanent residence. The villa offers 3 bedrooms, a separate guest room, and 4 bathrooms. Additionally, there is an impressive 180 m<sup>2</sup> terrace. The property has a private pool and a secure garage with plenty of storage.

On the entrance level, there is a bright, modern kitchen with all necessary appliances (recently updated between 2017–2024). The kitchen overlooks the pool and connects to an open-plan living room with air conditioning and a cozy fireplace. Sliding doors lead out to a lovely terrace with sea views. The entrance level also has a bathroom with a shower (though the drainage for the shower needs repair, so the space is currently used as a guest toilet).

The upper floor features three spacious bedrooms with built-in wardrobes, air conditioning, and ceiling fans. The master bedroom has a private balcony with panoramic views of the Mediterranean and an en-suite bathroom. The other two bedrooms, one with sea views and the other with a charming French balcony, share a large bathroom with a modern shower. From this floor, you can also access the rooftop terrace via an external spiral staircase. Here, you can enjoy magical views and relaxing moments during sunset.

The rooftop terrace is an oasis for relaxation – you can enjoy the sun pretty much all day. Solar panels were installed on the roof in 2022 to provide hot water.

The basement offers a large garage, but also an additional multifunctional space, perfect as a home gym, guest room, or studio. The basement also has a modern bathroom.

The private pool is bathed in sunlight all day and is perfect for both relaxation and social events. Several terraces, offering both sun and shade, provide flexible outdoor spaces for any occasion. The rooftop terrace is truly a highlight with its magical sea views.

With only ten properties in the community, all with their own pools, you can enjoy a peaceful and private atmosphere.

The villa comes with a registered tourist license and LPO, and is sold fully furnished. This means you can move in and start enjoying right away or quickly begin a profitable investment for the future.

This is a unique opportunity to own a villa in one of Nerja's most sought-after areas. Your dream home awaits!



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
In der Nähe des Transports  
Private Terrasse  
Doppelverglasung  
Glasfaser  
Gastwohnung  
Solarium

### Ansichten

Meer  
Schwimmbad

### Schwimmbad

Privat  
Sicherheit  
Gated Complex

### Kategorie

Strand

### Orientierung

Südwesten

### Einstellung

In der Nähe der Stadt  
Strand

### Möbel

Voll möbliert

### Parken

Garage  
Privat

### Klimakontrolle

Klimaanlage  
Kamin

### Zustand

Gut

### Küche

Voll Ausgerüstet  
Versorgungsunternehmen  
Sonnenwasserheizung