



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

1 385 000 €

Référence: R4990339 Chambres: 4 Bain: 3 Terrain: 7 504m<sup>2</sup> Construite: 244m<sup>2</sup> Terrasse: 20m<sup>2</sup>





## 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 m2. 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 6.700m2. 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 m2 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 m2. built, 20 m2. to terrace and 51 to parking. Plot according to deed of 7504 m2. 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. In accordance with the principles of truthfulness, clarity, and transparency, and in compliance with Decree 218/2005 of the Regional Government of Andalusia and Law 10/2025 of December 26, the customer is informed that the price indicated includes the professional fees of April-e Real Estate, with registered address at Calle Miguel de Cervantes, 1, Rincón de la Victoria (Málaga). This price does not include notary fees, registration fees, applicable taxes (such as ITP), or other additional expenses inherent to the sale, which shall be borne by the buyer.

## Spécification:

Caractéristiques	Orientation	Climatisation
Terrasse privée	Sud	Climatisation
Salle de stockage		Cheminée
Salle de bain attenante		
Armoires ajustées		
Sous-sol		
Vues	Paramètre	Condition
Mer	Près de la mer	Bien
Montagne	De banlieue	
Panoramique		
Pays		
Piscine	Meubles	Jardin
Private	Non meublé	Private
Parking	Services publics	Catégorie
Private	Électricité	Investissement
	Eau potable	
	Panneaux solaires photovoltaïques	
Cote d'énergie	Cote d'émission de CO2	
D	C	