



# Detached Villa for sale in Nerja, Velez-Málaga

850,000 €

Reference: R5143966 Bedrooms: 4 Bathrooms: 3 Build Size: 132m<sup>2</sup> Terrace: 84m<sup>2</sup>





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## 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:

Macaël 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).



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Don't miss your chance to secure a villa in Cartujano Villas, where luxury, comfort, and coastal living come together in perfect harmony.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Fitted Wardrobes  
Solarium  
WiFi

### Views

Mountain

### Pool

Private

### Garden

Private

### Utilities

Electricity  
Drinkable Water  
Telephone

### Orientation

East

### Setting

Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Town  
Suburban

### Furniture

Optional

### Security

Entry Phone

### Category

Holiday Homes  
Luxury  
Resale

### Climate Control

Air Conditioning

### Condition

Excellent  
New Construction

### Kitchen

Fully Fitted

### Parking

Garage