



## Townhouse for sale in Nerja, Velez-Málaga

**349.000 €**

Referentie: R5292094 Slaapkamers: 3 Badkamers: 3 Perceelgrootte: 136m<sup>2</sup> Terras: 36m<sup>2</sup>





## Costa del Sol East, Nerja

Townhouse with Tourist Licence, Independent Apartment and Sea Views – Punta Lara, Nerja

This attractive and versatile townhouse offers tourist licences for both the main house and the independent guest apartment, making it suitable as a permanent residence, holiday home, or a good investment with rental potential.

Situated in the popular residential area of Punta Lara, Nerja, the property enjoys pleasant sea and mountain views and is just 800 metres from the beach, with Nerja town centre approximately 3 km away. Residents also have access to a communal swimming pool, gardens, and on-site restaurant.

The property includes 3 bedrooms, 3 bathrooms, 2 living rooms, and 2 kitchens, distributed between the main house and a completely independent apartment, providing flexibility and privacy.

The main house is laid out over two levels. On the entrance floor there are two bedrooms, one double and one twin, plus a bathroom with shower. Upstairs, a staircase leads to a living room opening onto a balcony with sea views, a fully equipped open-plan kitchen, and a second bathroom. From the balcony, a spiral staircase leads up to the property's standout feature: a solarium of almost 40 m<sup>2</sup> with outdoor kitchen and BBQ, perfect for relaxing, sunbathing, or enjoying evening drinks.

The independent apartment is accessed separately and comprises a living room with open-plan kitchen, double bedroom, and bathroom with walk-in shower, plus a small private patio at the entrance.

An attractive property combining sea views, outdoor living, and flexibility for personal use or holiday rental. Viewing is recommended.

## Kenmerken:

Extra's	Zonorientatie	Klimaatbeheersing
Overdekt terras	zuiden	Airconditioning
Nabij vervoer		Open haard
Privé Terras		
Satelliet TV		
Inbouwkasten		
Zonnebank		
WiFi		
Gasten appartement		
Barbecue		
Kelder		
<b>Uitzicht</b>	<b>Ligging</b>	<b>Huidige Staat</b>
Zeezicht	Urbanisatie	Goede conditie
Mountain Bekijken	Dichtbij zee	
Weids	Dichtbij stad	
Country Bekijken	Eerstelijns strand	
Zwembad	<b>Meubilering</b>	<b>Keuken</b>
Gemeenschappelijk zwembad	Volledig gemeubileerd	Volledig ingerichte keuken
Tuin	<b>Parkeergelegenheid</b>	<b>Voorzieningen</b>
gemeenschappelijke tuin	parkeren op straat	Elektriciteit
	Gemeenschappelijk Parking	
<b>Categorie</b>	<b>Energiebeoordeling</b>	<b>CO2 Emission Rating</b>
Vakantiehuis	E	E
Koopje		
Bestaande bouw		