



## Townhouse for sale in Nerja, Velez-Málaga

2,200,000 €

Reference: R4799257   Bedrooms: 4   Bathrooms: 6   Plot Size: 357m<sup>2</sup>   Build Size: 289m<sup>2</sup>





## Costa del Sol East, Nerja

### Grand Spanish House for Sale in the Heart of Nerja

This magnificent Spanish-style residence is a rare find in the center of Nerja, offering an exceptional blend of traditional charm and modern amenities. The property, with its expansive layout and multiple levels, is ideal for a luxurious family home or a boutique hotel conversion.

#### \*\*Ground Floor\*\*

**Grand Entrance Hall:** A welcoming grand entrance hall sets the tone for the elegance found throughout the house.

**Lounge:** Spacious and filled with natural light, perfect for relaxing and entertaining.

**Dining Room:** Large enough to accommodate family dinners and gatherings.

**Kitchen:** Well-appointed with modern appliances, ample counter space, and storage.

**Toilet:** Conveniently located on the ground floor.

**Bathroom:** Additional full bathroom for guests or household use.

**Storage:** Ample storage spaces for household needs.

**Basement:** Includes a wine cellar, ideal for enthusiasts and collectors, along with additional storage areas.

**Outdoor Terrace:** The ground floor opens to a beautiful terrace that leads to a garden area, with the possibility to install a swimming pool for added luxury.

#### \*\*First Floor\*\*

**Master Suite Bedroom:** A luxurious suite offering privacy and comfort, complete with a spacious en-suite bathroom.

**Three Large Bedrooms:** Each bedroom is generously sized and includes its own en-suite bathroom, providing comfort and privacy for family or guests.

**Office:** A dedicated space perfect for work or study.

#### \*\*Second Floor:\*\*

**Roof Terrace and Solarium:** A stunning rooftop area offering panoramic views of the surrounding area, perfect for relaxation and entertainment.

**Additional Storage:** Extra storage space is available on this level.

#### \*\*Additional Features\*\*

**Lift Access:** A lift runs from the basement to the roof level, providing easy access to all floors.

**Garden and Pool Potential:** The garden area offers ample space for relaxation and the possibility of adding a pool, enhancing the outdoor living experience.

#### \*\*Potential for Boutique Hotel\*\*

With its spacious layout, numerous en-suite bedrooms, and premium location, this property offers an exceptional opportunity for conversion into a boutique hotel. The lift and extensive amenities make it ideal for welcoming guests and providing a luxurious stay.

#### \*\*Location\*\*

Situated in the heart of Nerja, this grand house is close to local attractions, restaurants, shops, and the beautiful beaches of the Costa del Sol, making it a prime location for both residential living and tourism.

## Features:

Features	Orientation	Climate Control
Covered Terrace	East	Air Conditioning
Lift	South East	
Private Terrace		
Storage Room		
Ensuite Bathroom		
Marble Flooring		
Fitted Wardrobes		
Solarium		
Views	Setting	Condition
Sea	Town	Excellent
Mountain		
Urban		
Pool	Furniture	Kitchen
Room for Pool	Optional	Fully Fitted
Garden	Utilities	Category
Private	Electricity	Resale
	Drinkable Water	
	Telephone	