

## 3 chambre Maison de Ville à vendre dans Nerja, Málaga

829.000€



Nestled in a peaceful residential enclave near Nerja, this striking contemporary villa combines sleek modern architecture with a welcoming, relaxed atmosphere. Its elevated setting offers breathtaking panoramic views stretching across the Mediterranean Sea and the surrounding mountain landscape.

Spanning close to 200 m<sup>2</sup> across three levels, the home offers three spacious bedrooms and three stylish modern bathrooms. Designed to maximize natural light, the interiors feel bright, airy, and effortlessly elegant, with carefully planned spaces that suit both comfortable daily living and entertaining guests. Crowning the property is an impressive rooftop terrace, ideal for sunbathing, evening drinks, and taking in stunning sunset views.

The heart of the villa is the open-concept living area, where the lounge, dining zone, and fully equipped kitchen flow together beautifully. Wide glass doors open onto generous terraces that create the perfect indoor-outdoor lifestyle, leading directly to the private pool area, perfect for dining outdoors or simply unwinding.

The lower floor offers a large multifunctional space, currently used as a cinema and games room, alongside a full bathroom with shower. This level was originally planned as an independent two-bedroom guest apartment, and the necessary plumbing and electrical connections are already installed, making conversion straightforward. There is also an additional 20 m<sup>2</sup> space beneath the front terrace, originally intended for a private gym.

Additional features include two private parking spaces, and the villa is offered fully furnished, ready to move into or rent immediately.

A major advantage is its active tourist licence, with proven yearly rental returns in the region of €45,000 to €50,000

 3 chambres

 3 salles de bains

 197m<sup>2</sup> Taille de construction

 Piscine



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