

# Villa directly from Developer in Nerja

*Nerja, Málaga, Andalusia, the Costa del Sol, Spain*

New modern villa with a pool in the residential area five minutes from the Balcón de Europa in Nerja. Directly from Developer. The large three-story house consists of two villas, each with two bedrooms. There are magnificent panoramic views of the sea and the mountains from the large roof.

**Price: 340.000 €**

+ Additional buying cost

IVA: 10%

AJD: 1.5%;

Notary's fees: 0,3-0,5%

Registration fees:

No Community Fees

Plot: 61 m<sup>2</sup>

Built: 250 m<sup>2</sup>

Useful surface: 180 m<sup>2</sup>



## Description

- South and south west facing
- 3 floors
- 2 Living rooms
- 2 Open kitchens
- 4 Bedrooms
- Fitted wardrobes
- Large dressing room in the master bedroom
- 3 Bathrooms with a toilet
- 2 Terraces
- Patio
- Storage room, Laundry
- Private parking
- Swimming pool with a shower, Garden, Terrace with BBQ area
- Individual heating
- Pre installation of air conditioning in living rooms and bedrooms
- Roca bathrooms and toilets
- Large windows with electric shutters
- Small safe, Security Lock, Video intercom, Solar panels
- High Quality Building Materials

## Location

Close to shopping centers, sports centers, parks, less than 500 m from the beach, 5 minutes to Nerja; 30 minutes to Malaga Airport.





















