



## Nerja - Development



**3** Bedrooms  
**3** Bathrooms  
**205,91** Area (m<sup>2</sup>)  
**210** Land Area (m<sup>2</sup>)  
**Garage**  
**Swimming Pool**



**547 000 €**  
(EUR €)

### Exclusive Villas in Nerja

Nerja, with its spectacular beaches, is considered, nationally and internationally, one of the pearls of the Costa del Sol. Its pedestrian center reflects the immaculate beauty of the classic Andalusian white village. It offers culinary proposals for all palates and beautiful shops for shopping.

Make your dream of investing in the lifestyle you've always wanted come true! Exclusive urbanization located a few minutes from the wonderful beach of Burriana and close to all amenities.

The houses that we propose in the URB VILLAMAR, are developed in terraced plots with an area from 210 m<sup>2</sup> to 310 m<sup>2</sup>. Homes with 3 bedrooms, 1 toilet, 2 bathrooms 1 en suite, garden with private pool, parking for 2 vehicles outside, full kitchen, terrace in two bedrooms, walkable roof terrace with pre-installation of kitchen and pool.



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**Avenida Karat 10, Algarrobo**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



8 semi-detached houses are projected and developed on two floors Ground floor + 1.

The program of needs that is received by the property for the drafting of this preliminary project refers to 8 houses of similar models and surfaces from 210 m<sup>2</sup> to 235 m<sup>2</sup> as well as an outdoor pool in all of them.

The characteristic use of the building is the residential and garage for 2 vehicles on the surface inside the plot.

In the models of coatings and bathroom/kitchen furniture, the client can choose the different finishes proposed by the construction company without price variation. These materials will continue to have the guarantee of PORCELANOSA GROUP, an exclusive supplier of coatings, accessories, appliances, and bathroom/kitchen furniture for the homes in this development.

#### DISTANCES

Beach: 2,8 km

Bars and Restaurants: 1,5 km

Grocery: 1 km

Supermarket: 1,6 km

Shopping Centre: 18 km

Golf: 17 km

Hospital/Medical Centre: 3,8 km

Airport: 60 km

In compliance with Decree 218/2005, of October 11, which approves the Regulation of Consumer Information in the sale of homes in Andalusia, the client is informed that the notary, registry and tax expenses that are applicable (ITP or IVA + AJD) and other expenses inherent to the sale are not included in the price. The price does include real estate management fees.



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## Property Features

- Fitted wardrobes
- Equipped kitchen
- Thermoaccumulator
- Pool
- Garden
- Garage
- Floors: 2
- Views: Sea views, Countryside views, Mountain views, Urbanization view
- Quiet Location
- Energetic certification: In process
- Under floor heating
- Underfloor
- Air conditioning pre installation
- Proximity: Mountain, Beach, Golf course, Shopping, Restaurants, City, Open field, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools
- Terrace
- Built year: 2023/2024
- Drive way
- Double glazing
- Security door
- Solar orientation: North, South



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