




## Detached Villa in Nerja

Nerja

€ 895.000

 Estate type:	<b>villa</b>	 Area:	<b>244 m2</b>
 Terrace:	<b>0 m2</b>	 Number of bathrooms:	<b>4</b>
 Number of bedrooms:	<b>5</b>	 Garage:	<b>Yes</b>
 Pool:	<b>Yes</b>	 Plot:	<b>407 m²</b>
 Air conditioning:	<b>Yes</b>	 Television:	<b>No</b>
 Close to golf courses:	<b>No</b>	 Wi-Fi:	<b>No</b>

### Luxury villa in Ladera del Mar 2 with stunning sea views

This modern villa in Ladera del Mar 2, located between Nerja and Torrox, was completed in 2022 and offers stunning views of the Mediterranean Sea. Built over three levels, the property includes five bedrooms and four bathrooms, with the lower level functioning as a separate guest apartment, ideal for visiting family, friends, or holiday rentals. On the main floor, you'll find an open-plan living and kitchen area with large windows that fill the space with natural light and connect directly to spacious terraces, a private pool, and outdoor lounging areas. The upper floor features two bedrooms and two bathrooms, both with access to terraces and excellent sea views. The lower level includes additional storage rooms, a utility space, and a fully independent apartment with its own kitchen and private entrance.

The villa is in excellent condition and built to a high standard, offering features like air conditioning, a private garage, and generous outdoor areas. Whether used as a permanent residence or a second home with rental potential, this property offers both comfort and flexibility in a peaceful, well-connected location.

#### About the area & facts:

Ladera del Mar 2 is a quiet and modern residential area located between Nerja and Torrox. It's well known for its elevated position and wide views of the sea. The beach is just a few minutes away and both Nerja's town center and Torrox Costa are easily accessible, offering supermarkets, restaurants, and other services. The area is well connected, with Málaga airport just 45–50 minutes away.



**Katarzyna  
Zielińska**

*Real Estate Advisor*

[kate@dreamproperty.es](mailto:kate@dreamproperty.es)  
+34 607 58 84 31



**Tatiana Pekala**  
*Founder & CEO*

[tatiana@dreamproperty.es](mailto:tatiana@dreamproperty.es)  
+34 699 15 88 77



**Klaudia Rakoczy**  
*Real Estate Advisor*

[info@dreamproperty.es](mailto:info@dreamproperty.es)  
+34 673 73 42 11



**Kasia Kołodziejska**  
*Real Estate Advisor*

[kasia@dreamproperty.es](mailto:kasia@dreamproperty.es)  
+34 663 53 33 99

