



## Semi-Detached House in Nerja

Nerja

€ 925.000

 Estate type:	<b>house</b>	 Area:	<b>289 m2</b>
 Terrace:	<b>90 m2</b>	 Number of bathrooms:	<b>3</b>
 Number of bedrooms:	<b>4</b>	 Garage:	<b>Yes</b>
 Pool:	<b>Yes</b>	 Plot:	<b>115 m²</b>
 Air conditioning:	<b>Yes</b>	 Television:	<b>No</b>
 Close to golf courses:	<b>Yes</b>	 Wi-Fi:	<b>No</b>

UNIQUE INVESTMENT OPPORTUNITY, property in the center of Nerja with three apartments and tourist license.

Property in the center of Nerja on four floors with three apartments independent of each other, and a roof terrace with sea views. Tourist license is available and the owner has an ongoing rental business. The ground floor is currently a premises, but permission is available to convert it into an apartment.

With a plot of 115 sqm and a total built area of 289 sqm, PLUS, a large roof terrace/solarium of around 90 sqm. As the neighboring buildings are already taller, it offers great opportunities to create a penthouse with its own entrance. The building has two entrances, a staircase with marble stairs for the first, second and penthouse floors, and a separate entrance for the premises on the ground floor.

The building is distributed as follows:

Ground floor:

A large open space on the premises of 99 square meters, with bathroom, storage room and a small courtyard. License available to convert the premises into an apartment.

First floor:

A spacious newly renovated apartment of 91 square meters with 2 bedrooms, a bathroom, kitchen and a living room with lots of light all day long. Along the entire long side of the living room you have a balcony overlooking the street and in a southeast position. One of the bedrooms has access to an inner courtyard beautifully decorated with tiles in an arabesque style. Without a doubt a fantastic place to enjoy.

Second floor:

A newly renovated apartment of the same size as the one on the first floor, spacious and bright living room with a balcony overlooking the street. Two bedrooms and a bathroom, as well as a kitchen.

Roof terrace:

Large magnificent solarium/terrace of around 90 square meters and private entrance.

Welcome to book a visit, must be seen and experienced. To the Balcon de Europa and to the nearest beach, you only have 5 minutes walk.



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