



## Semi-Detached House in Nerja

Nerja

**€ 849.000**

	Estate type:	<b>house</b>		Area:	<b>289 m<sup>2</sup></b>
	Terrace:	<b>90 m<sup>2</sup></b>		Number of bathrooms:	<b>3</b>
	Number of bedrooms:	<b>4</b>		Garage:	<b>Yes</b>
	Pool:	<b>Yes</b>		Plot:	<b>115 m<sup>2</sup></b>
	Air conditioning:	<b>No</b>		Television:	<b>No</b>
	Close to golf courses:	<b>Yes</b>		Wi-Fi:	<b>No</b>

EXCELLENT BUY OPPORTUNITY, price reduced from €899,000 to €849,000.

4-level house with sea views in the centre of Nerja for your own accommodation, or a great opportunity to create a hostel in the best location.

Those who know Nerja, know that it is often difficult to find central accommodation, especially in the period May-October. Now there is a unique opportunity to invest in a 4-level building, where you can create your own hostel on one of the most exclusive and central streets in Nerja.

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 neighbouring buildings are already higher, it provides great opportunities to create a penthouse with its own entrance. The building has two entrances, a stairwell with marble stairs for the first, second and top floor, and a separate entrance for the premises on the ground floor.

The building is distributed as follows:

Ground floor:

A large open room on the premises of 99 square metres, with bathroom, storage room and a small courtyard.

First floor:

A spacious apartment of 91 square metres with 2 bedrooms, a bathroom, kitchen and a living room with lots of light throughout the day. All along the long side of the living room you have a balcony overlooking the street and facing south-east. One of the bedrooms has access to a courtyard beautifully decorated with tiles in an arabesque style. Undoubtedly a great place to enjoy.

Second floor:

An apartment with 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, and a kitchen.

Roof terrace:

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

The possibilities with this property are as said many, from making it your own private accommodation, or as a hostel with a restaurant part. If you choose to have it as private accommodation, you can live in one apartment yourself and rent out the others. Possibility to make another balcony on each floor, to be able to open up one of the bedrooms and enjoy the warm summer evenings.

The building itself is in good condition, but the inside needs to be completely renovated. Welcome to book a visit, must be seen and experienced. To Balcon de Europa and to the nearest beach, you have only 5 minutes walk.



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