

Nerja

Duplex/Townhouse / Casa adosada

€2,200,000

Ref: X22231



4



6



357 m²



289 m²



✓



Consumption
G

Emissions
Applied for

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Property Purchase Expenses

Property price	€2,200,000 (£1,853,280)
Transfer tax 7%	€154,000 (£129,730)
Notary fees (approx)	€750 (£632)
Land registry fees (approx) ...	€750 (£632)
Legal fees (approx)	€1,500 (£1,264)

Standard form of payment

Reservation deposit	€3,000 (£2,527)
Remainder of deposit to 10%	€217,000 (£182,801)
Final Payment of 90% on completion	€1,980,000 (£1,667,952)

* Prices quoted in Pounds are illustrative and should only be used as a guide.

* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

* Price valid until sold

* Conveyancing not included

* The DIA is available at our office according to the Decree 218/2005

Description

Grand Spanish House for Sale in the Heart of Nerja

This magnificent Spanish-style residence is a rare find in the center of Nerja, offering an exceptional blend of traditional charm and modern amenities. The property, with its expansive layout and multiple levels, is ideal for a luxurious family home or a boutique hotel conversion.

****Ground Floor****

Grand Entrance Hall: A welcoming grand entrance hall sets the tone for the elegance found throughout the house.

Lounge: Spacious and filled with natural light, perfect for relaxing and entertaining.

Dining Room: Large enough to accommodate family dinners and gatherings.

Kitchen: Well-appointed with modern appliances, ample counter space, and storage.

Toilet: Conveniently located on the ground floor.

Bathroom: Additional full bathroom for guests or household use.

Storage: Ample storage spaces for household needs.

Basement: Includes a wine cellar, ideal for enthusiasts and collectors, along with additional storage areas.

Outdoor Terrace: The ground floor opens to a beautiful terrace that leads to a garden area, with the possibility to install a swimming pool for added luxury.

****First Floor****

Master Suite Bedroom: A luxurious suite offering privacy and comfort, complete with a spacious en-suite bathroom.

Three Large Bedrooms: Each bedroom is generously sized and includes its own en-suite bathroom, providing comfort and privacy for family or guests.

Office: A dedicated space perfect for work or study.

****Second Floor****

Roof Terrace and Solarium: A stunning rooftop area offering panoramic views of the surrounding area, perfect for relaxation and entertainment.

Additional Storage: Extra storage space is available on this level.

****Additional Features****

Lift Access: A lift runs from the basement to the roof level, providing easy access to all floors.

Garden and Pool Potential: The garden area offers ample space for relaxation and the possibility of adding a pool, enhancing the outdoor living experience.

****Potential for Boutique Hotel****

With its spacious layout, numerous en-suite bedrooms, and premium location, this property offers an exceptional opportunity for conversion into a boutique hotel. The lift and extensive amenities make it ideal for welcoming guests and providing a luxurious stay.

****Location****

Situated in the heart of Nerja, this grand house is close to local attractions, restaurants, shops, and the beautiful beaches of the Costa del Sol, making it a prime location for both residential living and tourism.