

## house for sale Nerja, Axarquía



Dream Duplex in the Heart of Nerja: Sea Views & South-West Sunshine~Experience the true essence of Nerja in this elegant 160 m2 duplex, where urban convenience meets Mediterranean serenity. Located just a stone's throw from Plaza de la Ermita, this immaculately maintained property is the ideal sanctuary for those seeking quality of life and proximity to the sea.~Key Features:~Light & Airy: A sun-drenched lounge-diner thanks to its south-west orientation, opening onto a balcony with unobstructed views.~Complete Privacy: Master suite featuring a private walk-in wardrobe, modern en-suite bathroom, and its own balcony. The second bedroom also boasts its own bathroom, ensuring comfort for all.~Your Private Oasis: On the top floor, an office space leads to a spectacular roof terrace. Unwind with panoramic sea views over the town's rooftops from your own solarium, complete with a storeroom.~Unbeatable Location: No car needed. Bakeries, cafés, parks, and the beach are all just a few minutes' walk away.~Technical Details:~Floor Area: 160 m2 (built).~Layout: 2 Bedrooms / 2 Bathrooms + 1 Guest Cloakroom.~Extras: Utility/storeroom, pet-friendly, and no community fees.~Fixed Costs: IBI (Council Tax) €556/year.~Experience the best of Nerja from the top.

### property details

Spanishstate id:	<b>6369639</b>
reference::	<b>14040-SLV</b>
close to/ located:	<b>Nerja</b>
region:	<b>Axarquía</b>
property type:	<b>house</b>
rooms:	<b>2</b>
property surface:	<b>160 m2</b>
surface plot:	<b>- m2</b>
price:	<b>€ 450.000</b>

### contact

real estate agent:	<b>Best House Guanarteme</b>
name:	<b>not available</b>
spreekt:	<b>not available</b>
telefoon:	<b>+34928493720</b>