

Sales - House - Estepona

449.000€



Ref.-ID: MIBGR5150839

Estepona

House

Community: 1,800 EUR / year

IBI: 365 EUR / year

Rubbish: 150 EUR / year



3



2



153 m²

EXCLUSIVE LISTING Located in one of the fastest-growing, most sought-after areas of the New Golden Mile, this Andalusian-style townhouse offers an excellent blend of tranquility, accessibility and comfort. Set between Marbella and Estepona, in a well-established community with a communal pool and extensive landscaped areas, it's ideal both as a primary residence and as an investment. The property features a private garden, a front porch, a rear pergola with a private parking space and independent street access. On the ground floor, a spacious living-dining room with a fireplace flows seamlessly into the modern open kitchen, all with direct access to the outdoors; there is also a guest toilet. The upper floor hosts three double bedrooms: the primary with an en-suite bathroom, and the other two sharing a full bathroom. All bedrooms have private balconies and abundant natural light, with views over the front patio, the garden and the communal pool. **Investment opportunity** The average value per m² in Bel Air has increased by +9.5% over the past year (from 3,666/m² to 4,013/m²), consolidating the area as one of the most profitable in Estepona. With a competitive price and strong rental demand, this home represents a strategic investment for both residential and holiday letting. Charming townhouse in Bel Air · Andalusian style, private garden and high rental yield **Price: 449,000** **Location: Bel Air, Estepona** **Built area: 153 m²** · **Plot: 160 m²** **Bedrooms: 3 double** · **Bathrooms: 2 full bathrooms + 1 guest toilet** **Parking: Private on-plot space** **Community fees: 150/month**

Setting

- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Urbanisation

Features

- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Paddle Tennis
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring

Utilities

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone
- ✓ Gas

Orientation

- ✓ North
- ✓ South

Condition

- ✓ Good

Pool

- ✓ Communal

Climate Control

- ✓ Fireplace

Views

- ✓ Mountain
- ✓ Country

Furniture

- ✓ Part Furnished

Kitchen

- ✓ Fully Fitted

Garden

- ✓ Communal
- ✓ Private

Security

- ✓ Gated Complex

Parking

- ✓ Garage
- ✓ Covered

Category

- ✓ Golf
- ✓ Holiday Homes
- ✓ Investment