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Sales - House - Bel Air

780.000€

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Ref.-ID: MIBGR5548609 **Bel Air** **House**

Community: 3,648 EUR / year **IBI: 637 EUR / year** **Rubbish: 129 EUR / year** **3** **3** **150 m2** **69 m2**

CORNER TOWNHOUSE WITH PRIVATE GARDEN, ROOFTOP SOLARIUM AND TOURIST LICENCE – BEL AIR, ESTEPONA Beautiful recently built corner townhouse located in Bel Air, in the prestigious New Golden Mile of Estepona. An ideal property for enjoying the Mediterranean lifestyle, combining spacious interiors, privacy and exceptional outdoor living spaces. The property is distributed over two floors plus a private rooftop solarium and offers 3 bedrooms and 3 full bathrooms. On the main floor, you will find a bright and spacious living-dining area with large windows opening directly onto the terrace and an approximately 70 m² private garden that wraps around the corner of the property. The modern open-plan kitchen is fully fitted with high-end appliances and complemented by a separate utility room. This floor also features one bedroom and a full bathroom. The upper floor comprises two further bedrooms, both with bathrooms. The master bedroom benefits from an en-suite bathroom and direct access to a spacious private terrace of almost 30 m². One of the property's main highlights is its private rooftop solarium, an ideal space for enjoying the sunshine and Mediterranean climate. It features a barbecue area, outdoor dining space and water connection, together with lovely open views of the surrounding mountains and the sea. Additional features include underfloor heating throughout, ducted hot and cold air conditioning, an aerothermal hot water system, south and west orientation, an underground garage with direct access from the property and a private storage room. The gated residential complex offers beautifully maintained communal gardens, a swimming pool, jacuzzi, video surveillance system and lift access directly from the garage. Excellent location, within walking distance of El Saladillo and Villacana beaches and close to supermarkets, restaurants, golf courses and all essential amenities. The property also benefits from convenient access to Estepona, Marbella and Puerto Banús. The property holds a tourist rental licence, making it an attractive opportunity as a permanent residence, holiday home or investment for holiday rentals. A property that stands out for its location, natural light and outstanding outdoor spaces in one of the most sought-after areas of the Costa del Sol.

Setting
- ✔ Commercial Area
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Urbanisation

Orientation
- ✔ South East Orientation
- ✔ South Facing
- ✔ South West Orientation

Condition
- ✔ Excellent Condition
- ✔ New Construction

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Cold A/C
- ✔ U/F Heating

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Urban Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Solarium
- ✔ Barbeque

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ Entry Phone
- ✔ Alarm System

Parking
- ✔ Underground Parking
- ✔ Garage
- ✔ Communal Parking
- ✔ Private Parking

Utilities
- ✔ Electricity