

## Sales - House - Estepona

# 449.000€

**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 m<sup>2</sup> in Bel Air has increased by +9.5% over the past year (from €3,666/m<sup>2</sup> to €4,013/m<sup>2</sup>), 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: €479,000 Location: Bel Air, Estepona Built area: 153 m<sup>2</sup> · Plot: 160 m<sup>2</sup> 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

### Climate Control

- ✓ Fireplace

### Kitchen

- ✓ Fully Fitted

### Utilities

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

### Orientation

- ✓ North
- ✓ South

### Views

- ✓ Mountain
- ✓ Country

### Garden

- ✓ Communal
- ✓ Private

### Category

- ✓ Golf
- ✓ Holiday Homes
- ✓ Investment

### Condition

- ✓ Good

### Features

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

### Security

- ✓ Gated Complex

### Pool

- ✓ Communal

### Furniture

- ✓ Part Furnished

### Parking

- ✓ Garage
- ✓ Covered





















































