# Sales - Apartment - Bel Air

# 450.000€

**Bel Air** **Apartment**

**Community: 2,700 EUR / year** **IBI: 360 EUR / year** **Rubbish: 90 EUR / year**

**3** **3** **107 m2**

A rare opportunity to acquire a generous 3 bedroom, 3 bathroom penthouse in Toscana Hills, one of Bel Air's most established gated communities on the New Golden Mile. With over 200 m2 of total living and outdoor space arranged across two levels taking in sea and mountain views, this is a home designed for the Mediterranean lifestyle and is priced competitively to sell. The main living level offers effortless day-to-day comfort. A bright open-plan lounge and dining area opens directly onto a southwest-facing 15 m2 covered terrace fitted with an automatic awning, ideal for year-round outdoor dining. The independent kitchen is spacious and practical with integrated appliances, a nice window and a separate laundry area. Three double bedrooms, all with fitted wardrobes, air conditioning, ceiling fans, and mosquito nets, are served by three bathrooms, including a private en suite to the principal bedroom. Throughout, the property has been very well maintained with luxury fittings and finishes. Upstairs, the real showpiece awaits. A private 82 m2 rooftop solarium with far-reaching panoramic views across the sea and the mountains, complete with built in barbecue, outdoor shower, and sink and covered storage. This is the kind of private entertaining and sunbathing space that is almost impossible to find at this price point. The property includes a private underground allocated parking space and a large storage room. The community offers landscaped gardens, a communal swimming pool, video surveillance, and a night concierge for added peace of mind. Location is everything here. Toscana Hills sits in the heart of Bel Air, just over one kilometre from the Costalita and New Golden Mile beaches so they are an easy stroll or flat bike ride away. Villa Padierna Palace Hotel and Spa and Los Flamingos Golf are moments away. Atlas American School and Atalaya International School are both within a short drive, making this an excellent choice for families. The Bel Air commercial centre provides everyday shopping, dining, and services on your doorstep, while Estepona, San Pedro de Alcantara, Marbella, and Puerto Banus are all within a 10 to 15 minute drive. Built in 2005 and very well maintained throughout. Key details - 3 bedrooms, 3 bathrooms (2 en suite) - 106.70 m2 built - 15.06 m2 southwest-facing covered terrace with sea and pool views and automatic awning - 82.38 m2 private rooftop solarium with built in barbecue, shower, sink, storage and panoramic sea and mountain views - Over 200 m2 total area - Very well maintained with luxury fittings throughout - Underground parking and storage room included - Gated community with pool, gardens, video surveillance, and night concierge - South West orientation with sun all day long on the roof terrace - Air conditioning with heating throughout - Lift access - Priced competitively to sell Book to view today.

**Setting**
- Suburban
- Close To Golf
- Close To Shops
- Close To Sea
- Close To Town
- Urbanisation

**Orientation**
- South Facing
- South West Orientation

**Condition**
- Excellent Condition

**Pool**
- Communal Pool

**Climate Control**
- Air Conditioning
- Hot A/C
- Cold A/C

**Views**
- Sea Views
- Mountain Views
- Panoramic Views
- Garden Views
- Pool Views

**Features**
- Lift
- Fitted Wardrobes
- Private Terrace
- Solarium
- WiFi
- Storage Room
- Utility Room
- Ensuite Bathroom
- Marble Flooring
- Barbeque
- Double Glazing

**Furniture**
- Not Furnished

**Kitchen**
- Fully Fitted Kitchen

**Garden**
- Communal Garden

**Security**
- Gated Complex
- Entry Phone

**Parking**
- Underground Parking

**Category**
- Bargain
- Cheap
- Distressed
- Golf
- Investment
- Luxury
- Resale

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Alarma

UN AFLAUSO
PARA
EL ASADOR

LG

EXTINTOR
NO UTILIZAR EN CASO DE INCENDIO
MACEX
MACEX