

Ref.-ID: MIBGR5150839

Estepona

House

Community: 1,800 EUR / year IBI: 365 EUR / year

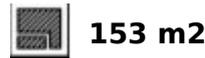
Rubbish: 150 EUR / year



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 $\square 3,666/m^2$ to $\square 4,013/m^2$), 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: $\square 479,000$ 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: $\square 150/month$

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































