Продажа - Дом - Bel Air

550.000€

Ref.-ID: MIBGR5418031 **Bel Air** **Дом**

Коммунальные: 2,076 EUR / год **ИБИ: 656 EUR / год** **Мусор: 133 EUR / год** **3** **2.5** **136 m2** **186 m2**

Corner Townhouse with Exceptional Private Garden on the New Golden Mile, Estepona Situated in the sought-after gated community of Sun Hill, on Estepona's desirable New Golden Mile, this bright and beautifully presented corner townhouse offers an enviable combination of privacy, generous outdoor living, and a superb location just a short walk from the beach, restaurants, shops, and all everyday amenities. One of the property's most distinctive features is its exceptionally large private garden at the entrance of the house—a rare benefit enjoyed by very few homes within the community thanks to its desirable corner position. Bathed in the afternoon sun, this wonderfully private outdoor space is surrounded by mature greenery and is not overlooked by neighbouring properties. It offers an open garden, a covered terrace ideal for outdoor dining, and a practical additional storage area, creating the perfect setting for relaxing, entertaining, or enjoying the Mediterranean lifestyle throughout the year. Built over two levels, the townhouse enjoys both east and west orientation, allowing natural light to fill the interiors from morning until evening. The welcoming living and dining room opens directly onto another terrace and garden area, providing an effortless connection between indoor and outdoor living. The fully equipped kitchen offers ample storage, quality appliances, and a comfortable breakfast area, making it equally suitable for everyday family life and holiday use. The property features three spacious bedrooms and two bathrooms, including a generous master bedroom with en-suite bathroom, while the two guest bedrooms share a family bathroom. A guest toilet on the ground floor adds extra convenience for both residents and visitors. Additional features include marble flooring throughout, fitted wardrobes, double glazing, electric shutters, a separate laundry area, and individual air conditioning, ensuring year-round comfort. Sun Hill is a well-maintained gated community with beautifully landscaped gardens, a large communal swimming pool, communal garage facilities, and additional private parking. Ideally located on the New Golden Mile, the property is within easy walking distance of sandy beaches, beach restaurants, supermarkets, cafés, and a wide range of local amenities. Several renowned golf courses, international schools, and luxury resorts are only a few minutes away, while Estepona town centre, San Pedro Alcántara, and Puerto Banús can all be reached within a short drive. Offering one of the largest and most private outdoor areas in the community, together with an excellent location and a practical family-friendly layout, this charming townhouse represents an outstanding opportunity as a permanent residence, holiday home, or investment property on the Costa del Sol.

Расположение
- ✔ Рядом с магазинами
- ✔ Рядом с морем
- ✔ Урбанизация

ОРИЕНТАЦИЯ
- ✔ Восток
- ✔ Запад

Состояние
- ✔ Хорошее

бассейн
- ✔ Общий

Климат-контроль
- ✔ Кондиционер
- ✔ Кондиционер холодного воздуха
- ✔ Кондиционер горячего воздуха
- ✔ Камин

ВИД
- ✔ Сад
- ✔ Бассейн

Особенности
- ✔ Крытая терраса
- ✔ Встроенные шкафы
- ✔ Рядом с транспортом
- ✔ Кладовка
- ✔ Подсобное помещение
- ✔ Ванная комната
- ✔ Мраморные полы
- ✔ Двойные стеклопакеты

Кухня
- ✔ Полностью оборудованная

Сад
- ✔ Общественный
- ✔ Приватный

меры безопасности
- ✔ Огражденный комплекс

Парковка
- ✔ Общая

Категория
- ✔ Инвестиции
- ✔ Перепродажа