



Продажа - Дом - Estepona  
**449.000€**

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Ref.-ID: MIBGR5150839

Estepona

Дом

Коммунальные: 1,800 EUR / год

ИБИ: 365 EUR / год

Мусор: 150 EUR / год



3



2



153 m<sup>2</sup>

**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

Расположение	ОРИЕНТАЦИЯ	Состояние	бассейн	Климат-контроль	вид
✓ Рядом с магазинами	✓ Север	✓ Хорошее	✓ Общий	✓ Камин	✓ Горы
✓ Рядом с морем	✓ Юг				✓ Сельская местность
✓ Рядом с городом					
✓ Урбанизация					
Особенности	Мебель	Кухня	Сад	меры безопасности	Парковка
✓ Встроенные шкафы	✓ Частично меблированный	✓ Полностью оборудованная	✓ Общественный	✓ Огражденный комплекс	✓ Гараж
✓ Рядом с транспортом			✓ Приватный		✓ С навесом
✓ Приватная терраса					
✓ Падл теннис					
✓ Кладовка					
✓ Подсобное помещение					
✓ Ванная комната					
✓ Мраморные полы					
Коммунальные услуги	Категория				
✓ Электричество	✓ Гольф				
✓ Питьевая вода	✓ Дома для отдыха				
✓ Телефон	✓ Инвестиции				
✓ Газ					