

Ref.-ID: MIBGR5150839

Estepona

Дом

Коммунальные: 1,800 EUR /  
год

ИБИ: 365 EUR / год

Мусор: 150 EUR / год



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

#### Расположение

- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Урбанизация

#### Климат-контроль

- ✓ Камин

#### Кухня

- ✓ Полностью оборудованная

#### Коммунальные услуги

- ✓ Электричество
- ✓ Питательная вода
- ✓ Телефон
- ✓ Газ

#### ОРИЕНТАЦИЯ

- ✓ Север
- ✓ Юг

#### ВИД

- ✓ Горы
- ✓ Сельская местность

#### Сад

- ✓ Общественный
- ✓ Приватный

#### Категория

- ✓ Гольф
- ✓ Дома для отдыха
- ✓ Инвестиции

#### Состояние

- ✓ Хорошее

#### Особенности

- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Падл теннис
- ✓ Кладовка
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Мраморные полы

#### меры безопасности

- ✓ Огражденный комплекс

#### бассейн

- ✓ Общий

#### Мебель

- ✓ Частично меблированный

#### Парковка

- ✓ Гараж
- ✓ С навесом

























































