

**Sales - House - Bel Air**  
**510.000€**



**Ref.-ID: R5102719**

**Bel Air**

**House**

**Community: 1,620 EUR / year**

**IBI: 800 EUR / year**



**3**



**3**



**145 m2**

Great value three bedroom end of terrace townhouse located within a private gated community on Estepona's New Golden Mile. The property is just 3 minutes walk from all general amenities, and 17 minutes walk (1.3km) from one of the best beaches in Estepona. Situated in the desirable area of Bel Air, property offers three bedrooms, two bathrooms and a guest WC, and is split over three levels including a very private roof top terrace. The development features beautifully kept communal gardens and two swimming pools and is ideal for full time living or a rental investment. The south-facing orientation ensures plenty of natural light, while the location provides easy access to local amenities, golf courses, and the beach - all within walking distance. The property has airconditioning throughout, an open fireplace in the lounge, marble flooring throughout, and double glazed windows. A must view investment opportunity in a great location!

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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| <b>Setting</b> <ul style="list-style-type: none"><li>✔ Close To Golf</li><li>✔ Close To Shops</li><li>✔ Close To Sea</li><li>✔ Close To Town</li><li>✔ Urbanisation</li></ul>                                                                                 | <b>Orientation</b> <ul style="list-style-type: none"><li>✔ West</li></ul>                                       | <b>Condition</b> <ul style="list-style-type: none"><li>✔ Excellent</li></ul>  | <b>Pool</b> <ul style="list-style-type: none"><li>✔ Communal</li><li>✔ Children`s Pool</li></ul> | <b>Climate Control</b> <ul style="list-style-type: none"><li>✔ Air Conditioning</li><li>✔ Hot A/C</li><li>✔ Cold A/C</li></ul> | <b>Views</b> <ul style="list-style-type: none"><li>✔ Garden</li></ul>     |
| <b>Features</b> <ul style="list-style-type: none"><li>✔ Covered Terrace</li><li>✔ Fitted Wardrobes</li><li>✔ Private Terrace</li><li>✔ Solarium</li><li>✔ Ensuite Bathroom</li><li>✔ Marble Flooring</li><li>✔ Double Glazing</li><li>✔ Fiber Optic</li></ul> | <b>Furniture</b> <ul style="list-style-type: none"><li>✔ Optional</li></ul>                                     | <b>Kitchen</b> <ul style="list-style-type: none"><li>✔ Fully Fitted</li></ul> | <b>Garden</b> <ul style="list-style-type: none"><li>✔ Communal</li></ul>                         | <b>Security</b> <ul style="list-style-type: none"><li>✔ Gated Complex</li></ul>                                                | <b>Parking</b> <ul style="list-style-type: none"><li>✔ Communal</li></ul> |
| <b>Utilities</b> <ul style="list-style-type: none"><li>✔ Electricity</li><li>✔ Drinkable Water</li></ul>                                                                                                                                                      | <b>Category</b> <ul style="list-style-type: none"><li>✔ Golf</li><li>✔ Holiday Homes</li><li>✔ Resale</li></ul> |                                                                               |                                                                                                  |                                                                                                                                |                                                                           |