

Sales - House - Benamara
685.000€



Ref.-ID: R5443372

Benamara

House

Community: 2,556 EUR / year IBI: 830 EUR / year

Rubbish: 520 EUR / year



3



4



238 m2



2768 m2

Beachfront Townhouse with Excellent Rental Income - Belén Beach, Estepona A rare opportunity to acquire a spacious corner townhouse in the sought-after beachfront community of Belén Beach, ideally positioned between Estepona and Marbella, with direct access to the Mediterranean coastline. The property offers approximately 155 m² of registered living space arranged across three levels. It features three generously sized bedrooms, three bathrooms, and a guest toilet, complemented by bright and inviting living and dining areas, a fully equipped kitchen, and several private outdoor spaces designed for relaxing, dining, and entertaining. Stylishly presented throughout, the townhouse benefits from three private terraces and a private garden area, offering excellent opportunities to enjoy the Costa del Sol lifestyle throughout the year. Belén Beach is a secure, gated development with beautifully maintained communal gardens, two swimming pools, and direct access to the beach. The property is equally suitable as a permanent residence, luxury holiday home, or high-performing rental investment. It holds an active tourist rental licence, VFT/MA/73600, authorising accommodation for up to six guests. With its beachfront setting, spacious accommodation, and strong year-round appeal, the property offers an estimated annual gross tourist rental income of approximately €50,000-€60,000, depending on occupancy levels, seasonal pricing, and property management. Further benefits include two underground parking spaces and a private storage room. The property is conveniently located close to restaurants, shops, international schools, golf courses, beach clubs, and essential amenities. San Pedro de Alcántara, Puerto Banús, Marbella, and Estepona are all within easy reach. Key Features Frontline beach development Spacious corner townhouse Three bedrooms Three bathrooms plus guest toilet Approximately 155 m² of registered living space Distributed across three levels Three private terraces Private garden area communal swimming pools Communal area with Tennis court , basketball, football, BBQ and more Direct beach access Two underground parking spaces Private storage room Active tourist rental licence: VFT/MA/73600 Licensed accommodation for up to six guests Estimated gross rental income of €50,000-€60,000 per year Excellent investment, holiday-home, or permanent-residence opportunity

Setting ✓ Beachfront ✓ Country ✓ Beachside ✓ Mountain Pueblo ✓ Close To Sea ✓ Close To Schools ✓ Urbanisation ✓ Front Line Beach Complex	Orientation ✓ South East	Condition ✓ Excellent	Pool ✓ Communal	Climate Control ✓ Air Conditioning ✓ Pre Installed A/C ✓ Hot A/C ✓ Cold A/C	Views ✓ Sea ✓ Mountain ✓ Beach ✓ Country ✓ Garden ✓ Courtyard ✓ Street
Features ✓ Fitted Wardrobes ✓ Near Transport ✓ Private Terrace ✓ WiFi ✓ Paddle Tennis ✓ Tennis Court ✓ Storage Room ✓ Marble Flooring ✓ Barbeque	Furniture ✓ Fully Furnished	Kitchen ✓ Fully Fitted	Garden ✓ Communal	Security ✓ Electric Blinds ✓ Alarm System ✓ 24 Hour Security ✓ Safe	Parking ✓ Underground ✓ Garage ✓ Street ✓ Communal
Utilities ✓ Electricity	Category ✓ Bargain ✓ Beachfront ✓ Distressed ✓ Holiday Homes ✓ Investment ✓ Resale				