

Sales - House - Estepona
449.000€

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Ref.-ID: R5150839

Estepona

House

Community: 1,800 EUR / year

IBI: 365 EUR / year

Rubbish: 150 EUR / year



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 m² in Bel Air has increased by +9.5% over the past year (from €3,666/m² to €4,013/m²), 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 m² · Plot: 160 m² Bedrooms: 3 double · Bathrooms: 2 full bathrooms + 1 guest toilet Parking: Private on-plot space Community fees: €150/month

Setting <ul style="list-style-type: none">✔ Close To Shops✔ Close To Sea✔ Close To Town✔ Urbanisation	Orientation <ul style="list-style-type: none">✔ North✔ South	Condition <ul style="list-style-type: none">✔ Good	Pool <ul style="list-style-type: none">✔ Communal	Climate Control <ul style="list-style-type: none">✔ Fireplace	Views <ul style="list-style-type: none">✔ Mountain✔ Country
Features <ul style="list-style-type: none">✔ Fitted Wardrobes✔ Near Transport✔ Private Terrace✔ Paddle Tennis✔ Storage Room✔ Utility Room✔ Ensuite Bathroom✔ Marble Flooring	Furniture <ul style="list-style-type: none">✔ Part Furnished	Kitchen <ul style="list-style-type: none">✔ Fully Fitted	Garden <ul style="list-style-type: none">✔ Communal✔ Private	Security <ul style="list-style-type: none">✔ Gated Complex	Parking <ul style="list-style-type: none">✔ Garage✔ Covered
Utilities <ul style="list-style-type: none">✔ Electricity✔ Drinkable Water✔ Telephone✔ Gas	Category <ul style="list-style-type: none">✔ Golf✔ Holiday Homes✔ Investment				