



Sales - House - Estepona

449.000€

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Ref.-ID: R5150839

Estepona

Community: 1,800 EUR / year

IBI: 365 EUR / year

Rubbish: 150 EUR / year



3



2



153 m2

House

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	Orientation	Condition	Pool	Climate Control	Views
✓ Close To Shops	✓ North	✓ Good	✓ Communal	✓ Fireplace	✓ Mountain
✓ Close To Sea	✓ South				✓ Country
✓ Close To Town					
✓ Urbanisation					
Features	Furniture	Kitchen	Garden	Security	Parking
✓ Fitted Wardrobes	✓ Part Furnished	✓ Fully Fitted	✓ Communal	✓ Gated Complex	✓ Garage
✓ Near Transport			✓ Private		✓ Covered
✓ Private Terrace					
✓ Paddle Tennis					
✓ Storage Room					
✓ Utility Room					
✓ Ensuite Bathroom					
✓ Marble Flooring					
Utilities	Category				
✓ Electricity	✓ Golf				
✓ Drinkable Water	✓ Holiday Homes				
✓ Telephone	✓ Investment				
✓ Gas					