EK
ARBAT ESTATES

Sales - House - Benamara

685.000€

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Ref.-ID: R5517424 **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 Orientation

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Pre Installed A/C
- ✔ Hot A/C
- ✔ Cold A/C

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Beach Views
- ✔ Country Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Courtyard Views
- ✔ Street Views

Features
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Solarium
- ✔ WiFi
- ✔ Paddle Tennis
- ✔ Tennis Court
- ✔ Storage Room
- ✔ Marble Flooring
- ✔ Barbeque

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Electric Blinds
- ✔ Alarm System
- ✔ 24 Hour Security
- ✔ Safe

Parking
- ✔ Underground Parking
- ✔ Garage
- ✔ Street Parking
- ✔ Communal Parking

Utilities
- ✔ Electricity

Category
- ✔ Bargain
- ✔ Beachfront
- ✔ Distressed
- ✔ Holiday Homes
- ✔ Investment
- ✔ Resale