

Продажа - Дом - Estepona
465.000€



Ref.-ID: R5031964

Estepona

Дом

Коммунальные: 1,320 EUR / год

ИБИ: 463 EUR / год



3



2



108 m2

Stunning semi-detached house in Bel Air – official rental licence and 900m from the beach Welcome to your new spacious 3-bedroom, 2-bathroom semi-detached townhouse in the heart of Bel Air, on the prestigious New Golden Mile. This gem is in a secure, gated urbanization with just one common wall and one neighbor (no noise comes through). The property comes with an active rental license, and rental projections are as follows: - Low Season - up to €2,200/month - High Season - €5,000/month with 66% occupancy - Total annual estimate: €31,800 EUR. Inside the newly renovated, open-plan living-dining area, you will find a cozy fireplace flowing onto a private terrace and garden just a few steps from the pool. This area is ideal for al fresco dining, entertaining, or soaking up over 300 days of Costa del Sol sunshine. The modern kitchen, complete with a laundry nook, and a sleek downstairs bathroom add everyday convenience, while upstairs, three double bedrooms promise comfort and space. Bel Air is a hidden treasure – next to Bel Air padel and tennis club, minutes from Costalita Beach (900m), top golf courses like Los Flamings, and vibrant Puerto Banús (10-minute drive). Families will love the proximity to top schools like the International School Estepona (10 minutes) and Colegio San José (15 minutes). Need essentials? Supermarkets, pharmacies, and a tennis/padel club are a short 5-minute stroll away, with Buerto Banus or Estepona just 15 minutes down the road. The community pool and lush gardens elevate your living experience, all within a secure, family-friendly enclave. With 108m² of built space plus a 20m² from two terraces, this bright south-facing cosy oasis is move-in ready! Whether you’re seeking a forever home, holiday retreat, or rental investment (short-term potential awaits!), this townhouse delivers. Enjoy the best of Bel Air’s laid-back luxury, with healthcare at Hospiten Estepona (5 minutes) and the A7 connecting you effortlessly.

| | | | | | |
|--|--|---|------------------------------|--|---|
| Расположение ✓ Рядом с магазинами | ОРИЕНТАЦИЯ ✓ Юг | Состояние ✓ Отличное ✓ Недавно отремонтированная | бассейн ✓ Общий | Климат-контроль ✓ Кондиционер ✓ Камин | ВИД ✓ Сад ✓ Бассейн |
| Особенности ✓ Крытая терраса ✓ Встроенные шкафы ✓ Приватная терраса ✓ WiFi ✓ Кладовка ✓ Мраморные полы ✓ Барбекю ✓ Двойные стеклопакеты | Мебель ✓ Полностью меблированный ✓ По желанию | Кухня ✓ Полностью оборудованная | Сад ✓ Общественный | Парковка ✓ Приватная | Коммунальные услуги ✓ Электричество ✓ Питьевая вода ✓ Фотоэлектрические солнечные панели |
| Категория ✓ Гольф | | | | | |