



## Semi-Detached House for sale in Estepona, Estepona

**465,000 €**

Reference: R5031964   Bedrooms: 3   Bathrooms: 2   Plot Size: 128m<sup>2</sup>   Build Size: 128m<sup>2</sup>   Terrace: 20m<sup>2</sup>





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## Costa del Sol, Estepona

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 Flamingos, 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 Puerto 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 108m<sup>2</sup> of built space plus a 20m<sup>2</sup> 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



## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Double Glazing  
Fitted Wardrobes

### Setting

Close To Shops  
Close To Schools

### Garden

Communal

### Climate Control

Air Conditioning  
Fireplace

### Pool

Communal

### Views

Garden  
Pool

### Furniture

Fully Furnished