



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

449.000 €

Referenz: R5150839 Schlafzimmer: 3 Badezimmer: 2 Garten: 153m<sup>2</sup> Terrasse: 160m<sup>2</sup>





---

## Costa del Sol, Estepona

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





## Eigenschaften:

### Merkmale

In der Nähe des Transports

Private Terrasse

Lagerraum

Badezimmer

Marmorböden

Einstellungsschränke

Paddel -Tennis

Versorgungsraum

### Ansichten

Berg

Land

### Pool

Gemeinschaft

### Garten

Gemeinschaft

Privat

### Versorgungsunternehmen

Strom

Trinkbares Wasser

Telefon

Gas

### CO2 -Emissionsbewertung

F

### Orientierung

Norden

Süden

### Einstellung

Urbanisierung

In der Nähe des Meeres

In der Nähe von Geschäften

In der Nähe der Stadt

### Möbel

Teil eingerichtet

### Sicherheit

Gated Complex

### Kategorie

Ferienhäuser

Investition

Golf

### Klimakontrolle

Kamin

### Zustand

Gut

### Küche

Voll ausgestattet

### Parken

Garage

Bedeckt

### Energiebewertung

F