



Semi-Detached House for sale in Estepona, Estepona

449 000 €

Référence: R5150839 Chambres: 3 Bain: 2 Construite: 153m² Terrasse: 160m²





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

Spécification:

Caractéristiques	Orientation	Climatisation
Près du transport	Nord	Cheminée
Terrasse privée	Sud	
Salle de stockage		
Salle de bain attenante		
Sol en marbre		
Armoires ajustées		
Paddle tennis		
Buanderie		
Vues	Paramètre	Condition
Montagne	Urbanisation	Bien
Pays	Près de la mer	
	Proche des magasins	
	Près de la ville	
Piscine	Meubles	Cuisine
Communautaire	Partie fournie	Entièrement équipé
Jardin	Sécurité	Parking
Communautaire	Complexe fermé	Garage
Private		Covered
Services publics	Catégorie	Cote d'énergie
Électricité	Maisons de vacances	F
Eau potable	Investissement	
Téléphone	Golf	
Gaz		
Cote d'émission de CO2		
F		