



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

449.000 €

Referentie: R5150839 Slaapkamers: 3 Badkamers: 2 Perceelgrootte: 153m<sup>2</sup> Terras: 160m<sup>2</sup>





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## 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



## Kenmerken:

### Extra's

Nabij vervoer

Privé Terras

Berging

Ensuite badkamer

Marmeren vloeren

Inbouwkasten

Paddle tennissen

Bijkeuken

### Uitzicht

Mountain Bekeken

Country Bekeken

### Zwembad

Gemeenschappelijk zwembad

### Tuin

gemeenschappelijke tuin

private Garden

### Voorzieningen

Elektriciteit

Drinkwater

Telefoon

Gas

### CO2 Emission Rating

F

### Zonorientatie

noorden

zuiden

### Ligging

Urbanisatie

Dichtbij zee

Dicht bij winkels

Dichtbij stad

### Meubilering

Gedeeltelijk gemeubileerd

### Beveiliging

Omheind complex

### Categorie

Vakantiehuis

Investering

Golf

### Klimaatbeheersing

Open haard

### Huidige Staat

Goede conditie

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

garage

overdekte parkeerplaats

### Energiebeoordeling

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