



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

**449,000 €**

Reference: R5150839   Bedrooms: 3   Bathrooms: 2   Build Size: 153m<sup>2</sup>   Terrace: 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  $m^2$  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



## Features:

Features	Orientation	Climate Control
Near Transport	North	Fireplace
Private Terrace	South	
Storage Room		
Ensuite Bathroom		
Marble Flooring		
Fitted Wardrobes		
Paddle Tennis		
Utility Room		
Views	Setting	Condition
Mountain	Urbanisation	Good
Country	Close To Sea	
	Close To Shops	
	Close To Town	
Pool	Furniture	Kitchen
Communal	Part Furnished	Fully Fitted
Garden	Security	Parking
Communal	Gated Complex	Garage
Private Garden		Covered
Utilities	Category	Energy Rating
Electricity	Holiday Homes	F
Drinkable Water	Investment	
Telephone	Golf	
Gas		
CO2 Emission Rating		
F		