



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

**449 000 €**

ВАННАЯ КОМНАТА:

Ссылка: R5150839 спальни: 3 2

Размер сбоки: 153м<sup>2</sup> терраса: 160м<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



## Характеристики:

Функции	Ориентация	Климат -контроль
Рядом с транспортом	Север	Камин
Частная терраса	Юг	
Хранилище		
Ванная комната		
Мраморные полы		
Приспособленные шкафы		
Весло теннис		
Утилита		
<b>Виды</b>	<b>Параметр</b>	<b>Состояние</b>
Гора	Урбанизация	Хороший
Страна	Рядом с морем	
	Рядом с магазинами	
	Рядом с городом	
<b>Бассейн</b>	<b>Мебель</b>	<b>Кухня</b>
Коммунальный	Часть меблирована	Полностью оснащен
<b>Сад</b>	<b>Безопасность</b>	<b>Стоянка</b>
Коммунальный	Закрытый комплекс	Гараж
Частный сад		Покрытый
<b>Коммунальные услуги</b>	<b>Категория</b>	<b>Энергетический рейтинг</b>
Электричество	Праздничные дома	F
Питьевая вода	Инвестиции	
Телефон	Гольф	
Газ		
<b>СО2 Рейтинг выбросов</b>		
F		