



## Dobbeltvilla til salg i Estepona, Estepona

449.000 €

Reference: R5150839 Soveværelser: 3 Badeværelser: 2 Byg Størrelse: 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**



## Funktioner:

Funktioner	Orientering	Klimakontrol
I nærheden af transport	Nord	Ildsted
Privat terrasse	Syd	
Opbevaringsrum		
Ensuite badeværelse		
Marmorgulve		
Monterede garderobeskabe		
Padle tennis		
Værktøjsrum		
Synspunkter	Indstilling	Tilstand
Bjerg	Urbanisering	God
Land	Tæt på havet	
	Tæt på butikker	
	Tæt på byen	
Pool	Møbel	Køkken
Kommunal	Del møbleret	Fuldt monteret
Have	Sikkerhed	Parkering
Kommunal	Gated kompleks	Garage
Privat		Dækket
Hjælpeprogrammer	Kategori	Energi rating
Elektricitet	Holiday Homes	F
Drikkeligt vand	Investering	
Telefon	Golf	
Gas		
CO2 -emissionsklassificering		
F		