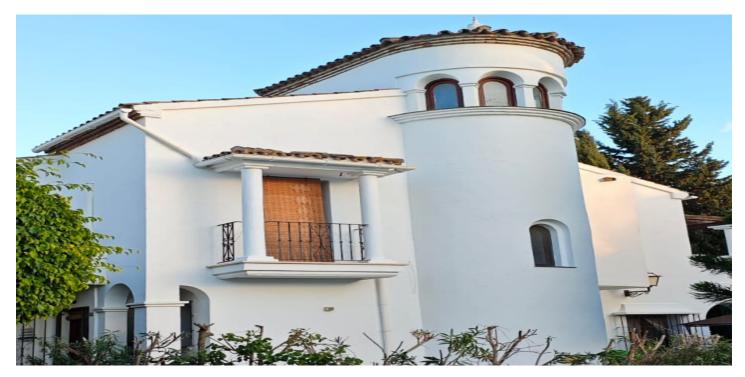




## Townhouse for sale in Bel Air, Estepona

530,000€

Reference: R4837858 Bedrooms: 4 Bathrooms: 4 Plot Size: 100m<sup>2</sup> Build Size: 201m<sup>2</sup>















## Costa del Sol, Bel Air

Semi-detached house with private garden in Bel Air. Light, space and potential to develop just 5 min from the sea. Located in a well-kept urbanization, with swimming pool. Built area: 201 m². Distribution: 4 bedrooms, 3 bathrooms + 1 toilet. Exterior: Private garden of 100 m² Parking: Private parking in front of the house What makes this property interesting? -High demand area only 5 minutes from the beach, well connected to Estepona and Marbella. Supermarkets, international schools, restaurants and golf courses within walking distance. -With an update of finishes, the market value can increase between 20% and 30%, depending on the investment. -Similar refurbished homes in the area generate an ROI of 6% per month in long term rental. In vacation rentals, the return can exceed 10%. -Good orientation, with light all day and sunsets from the garden. -Fireplace, air conditioning, fiber optics, intercom. -Gated community with communal pool and green areas that provide value and tranquility. Ideal for families looking for a well located home, or for investors who want to monetize in the medium term with a reform. Contact us for more information or a visit.





## **Features:**

Solarium WiFi

**Utility Room** 

Orientation **Climate Control Features Near Transport** West Air Conditioning Satellite TV Pre Installed A/C

Cold A/C Storage Room **Ensuite Bathroom** Hot A/C Marble Flooring **Fireplace** 

**Double Glazing Fitted Wardrobes** 

**Courtesy Bus** Fiber Optic Condition Views Setting

Garden **Commercial Area** Good Courtyard Close To Golf Urbanisation

Close To Sea

Close To Shops Close To Town Village Pool **Furniture** Kitchen

Communal **Fully Furnished Fully Fitted** Garden Security **Parking** Communal **Gated Complex** Open **Private** 24 Hour Security Street

Easy Maintenance Alarm System Communal **Entry Phone** 

**Utilities** Category **Energy Rating** 

Electricity **Holiday Homes** F

Drinkable Water Investment Telephone Bargain Beachfront

**CO2** Emission Rating

Ε

Gas