



## 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>





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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





## Features:

### Caratteristiche

Vicino ai mezzi di trasporto

Terrazza privata

Ripostiglio

Bagno privato

Pavimenti in marmo

Armadi a muro

Tennis paddle

Ripostiglio

### Viste

Montagna

Campagna

### Piscina

Condominiale

### Giardino

Condominiale

Privato

### Utility

Elettricità

Acqua potabile

Telefono

Gas

Valutazione delle emissioni di CO2

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### Orientamento

Nord

Sud

### Collocamento

Zona urbana

Vicino al mare

Vicino ai negozi

Vicino alla città

### Mobili

Parzialmente arredato

### Sicurezza

Complesso residenziale privato

### Categoria

Casa di vacanza

Investimento

Golf

### Climate Control

Camino

### Condizione

Buona

### Cucina

Completamente arredata

### Parcheggio

Garage

Coperto

### Valutazione energetica

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