

ESTEPONA

bedrooms

3

bathrooms

2

built m²

153

terrace m²

160

TERRACED TOWNHOUSE IN 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 m² in Bel Air has increased by +9.5% over the past year (from €3,666/m² to €4,013/m²), 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 m² · **Plot:** 160 m² **Bedrooms:** 3 double · **Bathrooms:** 2 full bathrooms + 1 guest toilet **Parking:** Private on-plot space **Community fees:** €150/month

community

garbage

ibi

price

449,000 €

