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BEL AIR

sypialnie	■azienki	zbudowany m²	taras m²	fabu■a m²
3	---	170	20	20

DOM SZEREGOWY W BEL AIR

Excellent opportunity to live in a charming Andalucian townhouse in a well presented urbanización with landscaped gardens and outdoor community pool. This semi-detached house with private patio and terraces is located in a quiet Urbanization situated between Marbella and Estepona. As well as its desirable corner plot, the house has the big advantage of having 3 floors. The three facing orientations are East, South and North, making it very bright and ventilated. The front entrance leads into the open plan living room (with an air conditioning unit and fireplace) and dining room. A separate galley kitchen and bathroom complete the ground floor. The private outdoor patio is accessible via the front of the house. Patio doors from the dining provide access to the private outdoor patio. On the second floor there is a master bedroom with an ensuite bathroom. The second double bedroom is spacious with a balcony. The bathroom is positioned between the two bedrooms. From the corridor, a wooden staircase gives access to the third floor: the attic. This flexible open space with an air conditioning unit includes a complete bathroom and doorway out to the terrace. The house, as explained, has air conditioning on all floors and also a fireplace on the ground floor. The house has fiber optic internet. The urbanisation is gated with secured access. Allocated private parking is external. For social activities there is a tennis and padel club directly in front of the complex and the house is in close proximity to golf clubs. Local amenities, within walking distance, include supermarkets, pharmacy, garden centre parks and green space. Marbella is 15 km from BEL AIR, while Ronda is 32 km away. The nearest airport is Malaga, located 54 km away.

spo■eczno■■	■mieci	ibi	cena
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