



## 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>





## 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:

### Features

Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Fitted Wardrobes  
Paddle Tennis  
Utility Room

### Views

Mountain  
Country

### Pool

Communal

### Garden

Communal  
Private

### Utilities

Electricity  
Drinkable Water  
Telephone  
Gas

### CO2 Emission Rating

F

### Orientation

North  
South

### Setting

Urbanisation  
Close To Sea  
Close To Shops  
Close To Town

### Furniture

Part Furnished

### Security

Gated Complex

### Category

Holiday Homes  
Investment  
Golf

### Climate Control

Fireplace

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Garage  
Covered

### Energy Rating

F