

## Townhouse for sale in Estepona, Costa del Sol

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**3** Bedrooms | **2** Bathrooms | **153** m<sup>2</sup> Interior | **160** m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
**€ 365** IBI | **€ 150** Rubish tax | **€ 1,800** Community fees

### Property Description

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#### 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