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Terraced Townhouse in Benamara

Reference: R5443372



Galaxy S24+

Bedrooms: 3

Status: Sale

Bathrooms: 4

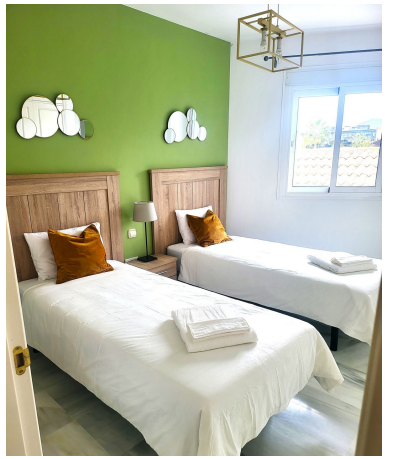
Property Type: Terraced
Townhouse

M² Build size: 238

Parking places: by request

Price: 685,000 €

M² Plot Size: 2,768



Overview:

Discover an unparalleled opportunity to acquire a magnificent corner townhouse, perfectly situated within the highly sought-after beachfront community of Belén Beach. Nestled in the sun-drenched south of Spain, this exceptional property offers direct, privileged access to the shimmering Mediterranean coastline, embodying the quintessential luxury lifestyle of the Costa del Sol. Belén Beach is ideally positioned between the charming town of Estepona and the glamorous city of Marbella, lying within the prestigious Benamara area – a locale renowned for its stunning beaches and tranquil residential atmosphere.

An Idyllic Location in Southern Spain: Belén Beach, Benamara

This exquisite residence is not merely a home; it is a gateway to the unparalleled beauty and vibrancy of southern Spain. The Benamara region, where Belén Beach is proudly located, offers a perfect blend of peaceful coastal living and convenient access to world-class amenities. Imagine waking to the sound of waves, with the azure waters of the Mediterranean just steps from your door. Estepona, often called the 'Garden of the Costa del Sol', provides a delightful mix of traditional Andalusian charm with its blossoming old town, vibrant marina, and a burgeoning culinary scene. A short drive in the opposite direction leads to Marbella, synonymous with luxury, offering the designer boutiques and sophisticated nightlife of Puerto Banús, and the upscale dining and beach clubs of the Golden Mile. This strategic position ensures residents enjoy the best of both worlds: serene beachfront tranquility and exhilarating cosmopolitan excitement.

Sophisticated Living Spaces Designed for Comfort and Style

Spanning an impressive approximate 155 m² of meticulously designed registered living space, this corner townhouse is distributed across three thoughtfully arranged levels, promising an abundance of room and privacy. The interior is a testament to sophisticated living, featuring three generously sized bedrooms that offer peaceful retreats, complemented by three full bathrooms and an additional guest toilet for utmost convenience. The heart of the home comprises bright and inviting living and dining areas, designed to maximize natural light and offer seamless flow, perfect for both intimate family moments and elegant entertaining. A fully equipped, modern kitchen stands ready to inspire culinary creations, while high-quality finishes and a stylish presentation are evident throughout, creating an atmosphere of understated luxury.

Exceptional Outdoor Sanctuaries and Community Amenities

The true essence of Costa del Sol living is beautifully captured in the property's multiple private outdoor sanctuaries. This townhouse benefits from three distinct private terraces, each offering unique vantage points for enjoying the glorious Spanish climate – ideal for sunbathing, alfresco dining, or simply relaxing with a good book. Furthermore, a private garden area extends the living space outdoors, providing a lush, tranquil oasis that seamlessly connects to the beautifully maintained communal grounds. Belén Beach is a secure, gated development, ensuring peace of mind for all residents. Its communal areas are a focal point for leisure and relaxation, featuring two sparkling swimming pools, perfect for a refreshing dip on a warm day. Beyond the pools, the community boasts an expansive recreational zone, including a tennis court, basketball court, football pitch, and dedicated BBQ areas – catering to active lifestyles and social gatherings. Crucially, the development offers direct access to the beach, allowing residents to step from their garden onto the sandy shores and into the Mediterranean Sea with unparalleled ease.

A High-Performing Investment and Lifestyle Opportunity

This property represents a truly versatile acquisition, perfectly suited as a luxurious permanent residence, a sumptuous holiday home, or a high-performing rental investment. Its appeal is significantly enhanced by the possession of an active tourist rental licence (VFT/MA/73600), legally authorising accommodation for up to six guests. This beachfront setting, combined with its spacious accommodation and strong year-round desirability, underpins an exceptional rental yield. The property offers an estimated annual gross tourist rental income of approximately €50,000–€60,000, depending on occupancy levels, seasonal pricing, and property management strategies. This robust income potential makes it an incredibly attractive proposition for astute investors seeking a lucrative asset in a prime location.

Further enhancing its convenience and value, the townhouse includes two secure underground parking spaces and a private storage room, providing ample practical solutions for modern living.

Unrivalled Convenience and Connectivity

The convenience of this property's location extends far beyond the immediate development. Residents will find themselves just moments away from an unparalleled array of essential amenities and leisure pursuits. World-class golf courses, prestigious international schools, gourmet restaurants, trendy beach clubs, and comprehensive shopping facilities are all within easy reach. The vibrant heart of San Pedro de Alcántara, the opulent allure of Puerto Banús, the cosmopolitan charm of Marbella, and the authentic Spanish character of Estepona are all just a short, scenic drive away, ensuring that every desire, from fine dining to cultural exploration, is effortlessly met.

Key Features:

- Frontline beach development
- Spacious corner townhouse
- Three bedrooms
- Three bathrooms plus guest toilet
- Approximately 155 m² of registered living space
- Distributed across three levels
- Three private terraces
- Private garden area
- Communal swimming pools
- Communal area with Tennis court, basketball, football, BBQ and more
- Direct beach access
- Two underground parking spaces
- Private storage room
- Active tourist rental licence: VFT/MA/73600
- Licensed accommodation for up to six guests
- Estimated gross rental income of €50,000–€60,000 per year
- Excellent investment, holiday-home, or permanent-residence opportunity

Seize this exceptional opportunity to own a slice of paradise in one of the Costa del Sol's most desirable beachfront locations. This Belén Beach townhouse offers an unmatched blend of luxury, convenience, and investment potential. Contact Luxury Realty today to arrange your private viewing and step closer to your dream Mediterranean lifestyle.

Features:

Beachfront, None, Pool, Air conditioning, Heating, Sea views, Mountain views, Private garden, None, Alarm system, 24H Security, Parking, Holiday Home, Investment, Resale