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# Terraced Townhouse in Estepona

Reference: R5488156



Bedrooms: 3

Bathrooms: 2

M² Build size: 128

Price: 485,000 €

Status: Sale

Property Type: Terraced Townhouse

Parking places: by request

M² Plot Size: 128













Overview:

Welcome to an unparalleled lifestyle opportunity nestled within the coveted enclave of Bel Air, on the illustrious New Golden Mile in Estepona, Southern Spain. This stunning semi-detached townhouse, featuring three generously proportioned bedrooms and two elegantly appointed bathrooms, represents a rare offering of luxury, comfort, and astute investment potential. Situated within a secure, gated urbanization, this property benefits from the utmost tranquility and privacy, sharing just one common wall with a single neighbour, ensuring a serene living experience free from disturbance.

Step inside to discover a world of refined elegance. The meticulously renovated, open-plan living and dining area is designed for seamless entertaining and relaxed daily living. A charming fireplace serves as a focal point, inviting cozy evenings, while large glass doors effortlessly connect this vibrant space to your private terrace and garden oasis. This outdoor haven is just a few steps from the shimmering community pool, creating an idyllic setting for al fresco dining, sophisticated entertaining, or simply soaking up the glorious Costa del Sol sunshine, which blesses this region with over 300 days a year.

The contemporary kitchen, thoughtfully designed with a dedicated laundry nook, offers both style and practicality. A sleek, modern downstairs bathroom adds everyday convenience and a touch of understated luxury. Ascending to the upper level, you will find three spacious double bedrooms, each promising a sanctuary of comfort and repose, ideal for family living or accommodating guests with ease and sophistication.

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The location of this townhouse is truly exceptional. Bel Air, often heralded as a hidden gem, is perfectly positioned next to the renowned Bel Air Padel and Tennis Club, offering immediate access to premium sports facilities. A leisurely stroll of approximately 900 meters brings you to the pristine sands of Costalita Beach, where tranquil Mediterranean waters await. The prestigious New Golden Mile is synonymous with high-end living, placing you amidst some of Europe's most desirable real estate.

For the discerning golf enthusiast, a paradise awaits with world-class courses such as Los Flamingos Golf Club just minutes away. The sophisticated nightlife, designer boutiques, and exquisite dining experiences of vibrant Puerto Banús are a mere 10-minute drive, offering endless entertainment options. Everyday conveniences are at your fingertips; supermarkets, pharmacies, and additional sports facilities are a short 5-minute stroll from your doorstep. The charming town of Estepona, with its traditional Andalusian charm and modern marina, is just a 15-minute drive, as is the bustling hub of Marbella.

Families will particularly appreciate the proximity to top-tier educational institutions. The International School Estepona is a mere 10-minute drive, while the esteemed Colegio San José can be reached in approximately 15 minutes, providing excellent schooling options within easy reach. The secure, family-friendly enclave of the urbanization, complete with a beautiful community pool and lush, manicured gardens, significantly elevates your living experience. Peace of mind is further assured with excellent healthcare facilities at Hospiten Estepona, located just 5 minutes away, and the A7 coastal highway offering effortless connectivity to Malaga Airport and other key destinations across Southern Spain.

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This magnificent townhouse presents an outstanding investment opportunity, boasting an invaluable active rental license. Its prime location and desirable features ensure exceptional short-term rental potential, capitalizing on the region's high demand for luxury holiday accommodations. With 108m² of meticulously designed interior space, complemented by an additional 20m² across two private terraces, this bright, south-facing oasis is impeccably presented and ready for immediate occupancy. Whether you envision a permanent residence, a luxurious holiday retreat, or a lucrative rental investment in Estepona's thriving real estate market, this exquisite townhouse delivers on every front. Embrace the effortless luxury and sophisticated charm that defines the very best of the Costa del Sol lifestyle.

Features:

Pool, Air conditioning, Private garden, None