













R5221048

Bel Air

REF# R5221048 350.000 €

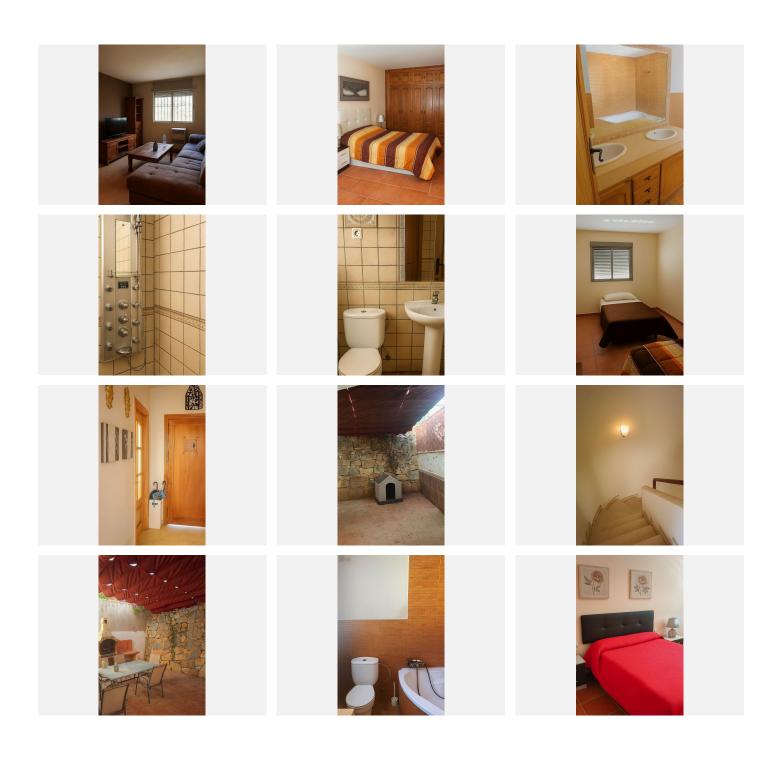
BEDS	BATHS	BUILT	TERRACE
3	2	116 m²	30 m²

Discover this exquisite townhouse in the prestigious Residencial Villas Madrid urbanisation, nestled in the upscale Bel Air district of Estepona on the sun-drenched Costa del Sol—widely regarded as the 'New Golden Mile' for its blend of luxury living and prime coastal access. This serene, gated community offers an idyllic family haven, just a short stroll from essential amenities including supermarkets like Mercadona in nearby Cancelada, health centres, post offices, a town hall annex, gourmet restaurants, and world-class golf courses such as El Paraíso and Atalaya. A mere 5-10 minute drive leads to pristine beaches like Playa El Saladillo or Guadalmansa, the vibrant marina of Puerto Banús, or the flower-adorned old town of Estepona, while the A-7 motorway ensures swift connections to Marbella or Málaga Airport. Embrace over 300 sunny days a year in this coveted area, perfect for those seeking tranquillity amid convenience and natural beauty. Spanning two levels across 116 m² of built space on a 56 m² plot, this east-facing second-hand property in excellent condition boasts a thoughtful design with three spacious bedrooms featuring fitted wardrobes, two modern bathrooms, a cosy living area with a warming fireplace, and a fully equipped kitchen. The highlight is the private terrace, ideal for al fresco gatherings, complemented by a stone-built barbecue for outdoor entertaining. Premium finishes include elegant marble flooring, individual heating, air conditioning, and a

dedicated external garage space adjacent to the home—all included in the price for the home.



Residents enjoy lush communal gardens and a refreshing swimming pool, fostering a resort-like atmosphere in this well-maintained enclave. Whether as a permanent residence, holiday escape, or investment in Estepona's thriving market, this unique home promises comfort and value. Contact us today to arrange a viewing.



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