



R5031964

📍 Estepona

REF# R5031964 465.000 €

BEDS

3

BATHS

2

BUILT

108 m<sup>2</sup>

TERRACE

20 m<sup>2</sup>

Stunning semi-detached house in Bel Air – official rental licence and 900m from the beach  
Welcome to your new spacious 3-bedroom, 2-bathroom semi-detached townhouse in the heart of Bel Air, on the prestigious New Golden Mile. This gem is in a secure, gated urbanization with just one common wall and one neighbor (no noise comes through).

The property comes with an active rental license, and rental projections are as follows:

- Low Season – up to €2,200/month
- High Season – €5,000/month with 66% occupancy
- Total annual estimate: €31,800 EUR.

Inside the newly renovated, open-plan living-dining area, you will find a cozy fireplace flowing onto a private terrace and garden just a few steps from the pool. This area is ideal for al fresco dining, entertaining, or soaking up over 300 days of Costa del Sol sunshine.

The modern kitchen, complete with a laundry nook, and a sleek downstairs bathroom add everyday convenience, while upstairs, three double bedrooms promise comfort and space.

Bel Air is a hidden treasure – next to Bel Air padel and tennis club, minutes from Costalita Beach (900m), top golf courses like Los Flamíngos, and vibrant Puerto Banús (10-minute drive).

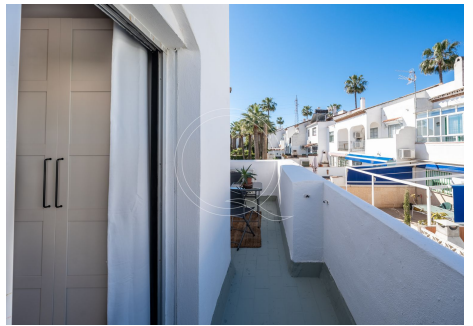
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Families will love the proximity to top schools like the International School Estepona (10 minutes) and Colegio San José (15 minutes).

Need essentials? Supermarkets, pharmacies, and a tennis/padel club are a short 5-minute stroll away, with Puerto Banus or Estepona just 15 minutes down the road. The community pool and lush gardens elevate your living experience, all within a secure, family-friendly enclave.

With 108m<sup>2</sup> of built space plus a 20m<sup>2</sup> from two terraces, this bright south-facing cosy oasis is move-in ready! Whether you're seeking a forever home, holiday retreat, or rental investment (short-term potential awaits!), this townhouse delivers. Enjoy the best of Bel Air's laid-back luxury, with healthcare at Hospiten Estepona (5 minutes) and the A7 connecting you effortlessly.



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