

**Sales - House - Bel Air**  
**575.000€**

**www.arbatestates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatestates.com**



**Ref.-ID: R4900570**

**Bel Air**

**House**

**Community: 2,220 EUR / year IBI: 780 EUR / year**

**Rubbish: 141 EUR / year**



**4**



**3.5**



**164 m2**



**100 m2**

Spacious family townhouse with endless potential in Bel Air! Discover this exceptional family townhouse in a sought-after urbanization on the New Golden Mile of Estepona. Offering ample space across three main levels plus a naturally lit basement, this property is perfect for families seeking versatility. The basement is ideal as a playroom or can be transformed into a separate apartment, adding to its appeal. Outdoor Living: The property boasts large front and back gardens adorned with a variety of fruit trees, creating a serene environment. A covered terrace connects the living spaces to the gardens, which lead directly to the complex’s two swimming pool areas. An outdoor kitchen in the front patio-garden enhances the al fresco lifestyle, while the south-east and west orientation ensures you can enjoy both sun and shade throughout the day. Interior Layout: Main Level: A cozy living room, divided by a charming fireplace into a sitting area and dining room, opens to the outdoor spaces. A spacious kitchen and a guest toilet complete this level. First Floor: Three well-sized bedrooms include one with an en-suite bathroom and two others sharing a fully refurbished bathroom. Top Floor: The master suite is a private retreat with an en-suite bathroom and access to a large solarium terrace offering breathtaking sea views. An additional west-facing terrace provides stunning mountain vistas. Features and Potential: This home comes equipped with air conditioning, electric shutters, and convenient parking right outside the house. While in good condition, it offers an exciting opportunity to modernize and personalize to your taste, elevating it to a contemporary masterpiece. Situated in a well-established area with easy access to amenities and the coast, this property combines comfort, location, and potential—making it the perfect choice for a dream family home. Don’t miss the chance to make it yours!

<b>Setting</b> <ul style="list-style-type: none"><li>✓ Close To Golf</li><li>✓ Close To Shops</li><li>✓ Close To Sea</li><li>✓ Urbanisation</li></ul>	<b>Orientation</b> <ul style="list-style-type: none"><li>✓ South East</li><li>✓ West</li></ul>	<b>Condition</b> <ul style="list-style-type: none"><li>✓ Good</li></ul>	<b>Pool</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>	<b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li><li>✓ Hot A/C</li><li>✓ Cold A/C</li><li>✓ Fireplace</li></ul>	<b>Views</b> <ul style="list-style-type: none"><li>✓ Sea</li><li>✓ Garden</li><li>✓ Pool</li></ul>
<b>Features</b> <ul style="list-style-type: none"><li>✓ Fitted Wardrobes</li><li>✓ Storage Room</li><li>✓ Ensuite Bathroom</li><li>✓ Basement</li></ul>	<b>Furniture</b> <ul style="list-style-type: none"><li>✓ Part Furnished</li></ul>	<b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul>	<b>Parking</b> <ul style="list-style-type: none"><li>✓ Street</li><li>✓ More Than One</li><li>✓ Communal</li></ul>	<b>Category</b> <ul style="list-style-type: none"><li>✓ Investment</li><li>✓ Resale</li></ul>	