



## 4 Bed Townhouse For Sale

**€429,000**

**Bel Air, Costa del Sol**

**Ref: R4289725**

A beautiful family home located in the residential area of Bel-Air on the New Golden Mile, on the east side of Estepona town and only a short walk from all local amenities. Upon entering the property you have a downstairs cloakroom and an open plan living/dining area with fireplace. There is a separate kitchen which could easily be opened up if preferred, making the whole ground floor of the property one large open plan space. On the first floor you have three bedrooms, one of which is en-suite, plus a further shared bathroom. There is a connecting door into this bathroom from the second bedroom also. From the en-suite bedroom there is a south facing terrace where you can enjoy a morning coffee facing the sea. On the second floor of the property there is a generously proportioned bedroom...

Telephone: +34 637 87 73 78

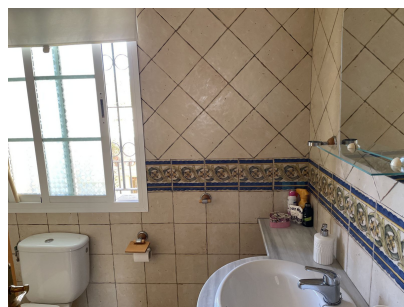
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# Gallery



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# Property Description

**Location:** Bel Air, Costa del Sol, Spain

A beautiful family home located in the residential area of Bel-Air on the New Golden Mile, on the east side of Estepona town and only a short walk from all local amenities. Upon entering the property you have a downstairs cloakroom and an open plan living/dining area with fireplace. There is a separate kitchen which could easily be opened up if preferred, making the whole ground floor of the property one large open plan space.

On the first floor you have three bedrooms, one of which is en-suite, plus a further shared bathroom. There is a connecting door into this bathroom from the second bedroom also. From the en-suite bedroom there is a south facing terrace where you can enjoy a morning coffee facing the sea. On the second floor of the property there is a generously proportioned bedroom with en-suite, plus access to two further terraces. One faces south and has fantastic sea views and one faces north with equally beautiful mountain views.

To the rear of the property you have access via the living room as well as the kitchen to a generously proportioned patio area, perfect for family BBQ's. The townhouse forms part of a small gated community and has 2 secure parking places within the grounds. The rest of the owners have already installed their own private pool so it would be possible to add one at a later date. Although this property is classed as a townhouse, it gives you the feeling of being a detached home as none of the living quarters are touching the houses either side.

The area of Bel-Air has an abundance of amenities, many of which are reachable on foot, including a large supermarket, bank, pharmacy and restaurants. There is also a children's soft play area within easy reach as well as the famous Los Flamingos 18 hole golf course which houses the outstanding Villa Padierna Hotel. Bel Air Tennis Club is just around the corner which has onsite facilities including 10 tennis courts, 4 Padel courts and a bar/restaurant.

# Additional Info

For Sale	Beds: 4	Baths: 3
Type: Townhouse	Area: 202 sq m	Setting: Suburban
Close To Golf	Close To Shops	Close To Sea
Urbanisation	Orientation: South	Condition: Excellent
Pool: Room For Pool	Climate Control: Air Conditioning	Hot A/C
Cold A/C	Fireplace	Covered Terrace
Fitted Wardrobes	Near Transport	Private Terrace
Satellite TV	Ensuite Bathroom	Marble Flooring
Double Glazing	Furniture: Optional	Kitchen: Fully Fitted
Security: Gated Complex	Alarm System	Parking: Communal
Private	Utilities: Electricity	Category: Resale
Built Area : 202 sq m		

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