



## Townhouse for sale in Bel Air, Estepona

340,000 €

Reference: R5350732 Bedrooms: 3 Bathrooms: 2 Build Size: 116m<sup>2</sup> Terrace: 20m<sup>2</sup>





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## Costa del Sol, Bel Air

Charming 3 bedroom townhouse with pool and mountain views

Set within a highly regarded residential community, this beautifully maintained three-bedroom townhouse has been cherished as a family holiday home for many years. It is presented in good condition throughout, although a new owner may wish to undertake some modernisation.

Upon entering, you are welcomed into a bright and inviting living and dining area, complete with a working fireplace and air conditioning—perfect for year-round comfort. The separate kitchen offers practicality, with the potential to be opened up to create a stylish, open-plan ground floor if desired. This level also features a convenient guest toilet.

From the dining area, patio doors lead out to a private west-facing patio garden, ideal for enjoying the afternoon and evening sun. To the front, a smaller east-facing terrace provides a lovely spot to relax in the morning sunshine while taking in views of the community gardens, pool area, and La Concha mountain beyond.

Upstairs, the property offers two well-proportioned guest bedrooms sharing a terrace and a family bathroom, alongside a spacious master bedroom with its own private terrace and en-suite bathroom.

The home is situated within a well-maintained, gated complex featuring attractive communal gardens, a swimming pool, and allocated parking conveniently located at the perimeter.

Ideally positioned, the property is just a short walk from a popular garden centre with café, as well as a local tennis and padel club offering a bar and restaurant. Major supermarkets and additional amenities are within a comfortable 15-minute walk.

This property represents an excellent opportunity as a permanent residence or a delightful holiday home in a prime location.



## Features:

### Features

Near Transport  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Fitted Wardrobes

### Views

Garden  
Pool

### Pool

Communal

### Garden

Communal  
Private Garden

### Category

Holiday Homes  
Investment  
Golf  
Resale

### Orientation

East  
West

### Setting

Close To Golf  
Urbanisation  
Close To Sea  
Close To Shops

### Furniture

Fully Furnished

### Parking

Private  
Communal

### Energy Rating

E

### Climate Control

Air Conditioning  
Fireplace

### Condition

Good

### Kitchen

Fully Fitted

### Utilities

Electricity

### CO2 Emission Rating

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