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■■■■■■■■■■: Located within a secure gated urbanisation in Bel Air, this well-proportioned townhouse enjoys a prime position on the New Golden Mile, ideally set between San Pedro de Alcántara and Estepona, with easy access to Marbella and the renowned Puerto Banús.

The property is situated in a well-connected residential area, close to schools, golf courses, restaurants, and a wide range of amenities—many within walking distance, including a tennis and padel club. The beach is also just a short distance away.

Arranged over three levels, the home offers a practical and comfortable layout. The main floor features an entrance hall leading into a bright open-plan living and dining area, with direct access to a private garden that opens onto the communal gardens and swimming pool. There is also a spacious independent kitchen and a guest bathroom on this level.

Upstairs, there are three bedrooms sharing two bathrooms, along with a terrace. The top floor is dedicated to the master suite, complete with an en-suite bathroom and two private terraces—one overlooking the community gardens with partial sea views, and the other enjoying mountain views.

Additional features include built-in wardrobes, a guest WC, and a fireplace in the living area.

The property benefits from a south-facing private garden with direct access to one of the community pools, ideal for outdoor living and entertaining. The urbanisation itself is highly sought after, offering two swimming pools and mature landscaped gardens.

An excellent opportunity as a holiday home, permanent residence, or investment property in a desirable location. While the property would benefit from some modernisation, it offers great potential.

Contact us today to arrange a viewing.

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