



**Ref.-ID: MIBGR4578460**

**Bel Air**

**Apartment**

**Community: 1,080 EUR / year**

**IBI: 570 EUR / year**

**Rubbish: 128 EUR / year**



**2**



**2**



**102 m2**

Spacious and bright first-floor apartment in a well-known Bel Air urbanization, featuring two large bedrooms with built-in wardrobes and two bathrooms, one of which is ensuite. The fully equipped kitchen and a bright terrace facing south offer beautiful views of the communal pool and gardens. The apartment enjoys an excellent location in a residential area with a children's play park, indoor soccer, and basketball courts nearby. It is only a 5-minute walk from supermarkets such as Lidl and Mercadona, pharmacies, banks, bus stops, and about a 15-minute walk from the beach. Adjacent to the Bel Air tennis club and within a short distance of the Los Flamings, Villa Padierna, and El Paraiso golf courses. By car, it is just 8 minutes from Estepona and 5 minutes from San Pedro and Puerto Banús. Offers good rental returns for both short and long terms. The community fees are quite cheap just 90e per month and the water is included in the quote. Ideal to reform and invest, it is a first floor with no lift.

**Setting**

- ✓ Commercial Area
- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Urbanisation

**Features**

- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Double Glazing
- ✓ Near Church

**Category**

- ✓ Golf
- ✓ Holiday Homes
- ✓ Investment
- ✓ Reduced
- ✓ Resale
- ✓ Contemporary

**Orientation**

- ✓ South

**Kitchen**

- ✓ Fully Fitted

**Condition**

- ✓ Good

**Garden**

- ✓ Communal

**Pool**

- ✓ Communal
- ✓ Children`s Pool

**Security**

- ✓ Gated Complex
- ✓ Entry Phone

**Climate Control**

- ✓ Air Conditioning
- ✓ Pre Installed A/C
- ✓ Hot A/C
- ✓ Cold A/C

**Parking**

- ✓ Street

**Views**

- ✓ Garden
- ✓ Pool

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone