

**Ref.-ID: MIBGR4870051**

**Bel Air**

**House**

**Community: 2,220 EUR / year IBI: 732 EUR / year**

**Rubbish: 270 EUR / year**



**3**



**3**



**196 m2**



**150 m2**

Exclusive Listing in Bel Air - opportunity to acquire a charming 3 bed room, semi detached house with private garden and sea views Discover the opportunity to call this delightful, semi-detached 3-bedroom home your own—a tranquil retreat nestled within the exclusive community in Bel Air. This inviting home, with its private garden and wonderful sea views from the upper floors, offers a perfect balance of warmth, comfort, and style. Ideal for a young family or pet lovers, this home provides a fully enclosed, secure space with a fenced perimeter, creating a safe and welcoming environment. Spanning two floors with 136 m<sup>2</sup> of living space, you'll find all the room you need for a cozy, fulfilling lifestyle. In addition, the home features a generous 40 m<sup>2</sup> solarium with south-facing Mediterranean views, as well as charming wide open vistas of the countryside and mountains to the east. Adding even more flexibility, a 60 m<sup>2</sup> basement awaits your personal touch—ideal for creating a cozy lounge, home cinema, games room, or hobby area. You enter the property by stepping into the peaceful 150 m<sup>2</sup> front garden, the perfect spot for morning coffees or weekend get togethers and a safe place for play. Step into the house via the covered porch and you're greeted by a spacious living and dining area. This welcoming space features an open fireplace in the lounge for those cozy evenings and air conditioning throughout to keep you comfortable year-round. To the left side you have a modern, fully fitted kitchen as well as a guest w/c. The dining area opens onto a south-facing 32m<sup>2</sup> terrace, perfectly designed for alfresco dining and this leads out to the immaculate communal gardens. Whether you're enjoying family time or hosting friends, this outdoor oasis is sure to become a favorite spot. Residencial San Julian is a beloved, well-established community that exudes warmth and relaxation. Residents can enjoy a large, meticulously maintained pool surrounded by lush gardens—ideal for a refreshing swim or simply soaking up the sun. Conveniently located, this charming residence is just a three-minute walk from supermarkets, a bank, a pharmacy, and a cozy café. Within 20 minutes on foot, you can reach the pristine Costalita beach and Villa Padierna Padel Club, while Cancelada village is just a five-minute drive away. Estepona and San Pedro are both within a quick 10-minute drive, placing you close to the best the Costa del Sol has to offer. This home is in good condition with modern kitchen and bathrooms, yet ready for a little TLC, allowing you to add your own touches and truly make it your own. Experience the warmth and charm of this hidden gem in Bel Air, somewhere you can call home.

**Setting**

- ✓ Suburban
- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Urbanisation

**Climate Control**

- ✓ Hot A/C
- ✓ Fireplace

**Kitchen**

- ✓ Fully Fitted

**Orientation**

- ✓ South East
- ✓ South
- ✓ South West

**Views**

- ✓ Sea
- ✓ Mountain
- ✓ Country
- ✓ Panoramic
- ✓ Garden
- ✓ Pool

**Garden**

- ✓ Communal
- ✓ Easy Maintenance

**Condition**

- ✓ Good

**Features**

- ✓ Covered Terrace
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ Games Room
- ✓ Storage Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Near Church
- ✓ Basement

**Parking**

- ✓ Communal

**Pool**

- ✓ Communal

**Furniture**

- ✓ Fully Furnished

**Category**

- ✓ Holiday Homes
- ✓ Investment
- ✓ Resale































