

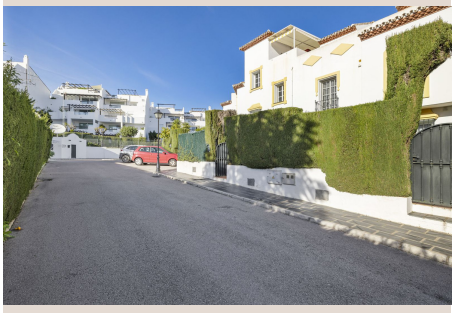
BEL AIR

399,000 €

REFERENCE R5288485

# Exquisite Coastal Townhouse with Panoramic Sea Views in Exclusive Bel Air, Southern Spain

| 2 | 2 | 107 m² | 80 m² |
|---|---|---|---|
| BEDROOMS | BATHROOMS | BUILT | TERRACE |











# Description

Nestled within the prestigious and highly sought-after enclave of Bel Air, on the sun-drenched Costa del Sol in Southern Spain, this exquisite townhouse presents an unparalleled opportunity for sophisticated coastal living. Designed for discerning individuals who appreciate elegance, comfort, and breathtaking natural beauty, this property is more than just a home—it is a gateway to an enviable Mediterranean lifestyle. From its strategic position within a meticulously maintained urbanisation, residents enjoy immediate access to pristine beaches, world-class golf courses, gourmet dining, and a vibrant cultural scene, all while benefiting from the tranquility of a private residential community.

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The location itself is a testament to desirable living. Bel Air, a coveted address perfectly positioned between the charming town of Estepona and the glamorous hub of Marbella, offers the ideal blend of serene residential comfort and convenient access to luxury amenities. Imagine being just a short drive from the bustling marinas of Puerto Banús and Estepona, renowned for their designer boutiques, superyachts, and Michelin-starred restaurants. Golf aficionados will revel in the proximity to championship courses such as Los Flamingos Golf Club, El Paraíso Golf, and Atalaya Golf & Country Club, all within easy reach. Furthermore, families will appreciate the accessibility to reputable international schools and modern healthcare facilities, ensuring every need is catered for in this prime Southern Spanish locale.

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This attractive townhouse, boasting approximately 107 m² of thoughtfully designed built space, epitomises refined functionality and aesthetic appeal. Every square meter has been intelligently utilised to create an atmosphere of spaciousness and serenity. The property welcomes you into a bright and inviting interior, characterised by a seamless flow that connects the various living areas. The meticulous attention to detail in its construction and the quality of its finishes are immediately evident, promising a residence that is both luxurious and enduring. High ceilings and large windows maximise natural light, creating an airy and open ambiance throughout.

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The home generously accommodates two spacious bedrooms, each conceived as a private sanctuary for rest and rejuvenation. These tranquil retreats are designed to maximise natural light and offer ample built-in wardrobe space, ensuring comfort and convenience. Complementing these are two elegantly appointed bathrooms, featuring contemporary fixtures, premium tiling, and sophisticated finishes, providing a spa-like experience within your own home. Whether it serves as a permanent residence, an idyllic holiday escape, or a lucrative investment property, the well-considered layout is perfectly suited to a variety of lifestyles, offering both privacy and communal comfort.

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The heart of this home lies in its well-proportioned living area, a versatile space designed for relaxation and sophisticated entertaining. Bathed in natural light, this inviting room extends effortlessly onto two distinct outdoor terraces, effectively blurring the lines between indoor and outdoor living. The rear terrace, perfectly positioned to capture the delightful morning sun, is an ideal spot for enjoying a leisurely breakfast with the gentle warmth of dawn. Conversely, the front terrace becomes a prime location for soaking up the glorious afternoon and evening sun, perfect for al-fresco dining, enjoying cocktails with friends, or simply unwinding as the day transitions into a spectacular sunset. This thoughtful orientation ensures optimal sun exposure throughout the day, enhancing your ideal Mediterranean lifestyle.

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However, the true crown jewel of this exceptional property is its expansive, private rooftop terrace. This elevated outdoor haven offers a truly unparalleled perspective, presenting sweeping panoramic vistas that command attention. From this privileged vantage point, the shimmering expanse of the Mediterranean Sea unfolds before you, offering mesmerizing sea views that stretch across the horizon. The backdrop of majestic mountains adds another layer of natural beauty to this stunning panorama. Complete with a bespoke, built-in barbecue area, this rooftop oasis is meticulously designed for unparalleled entertaining. Imagine hosting unforgettable gatherings under the starlit Spanish sky, enjoying gourmet meals cooked al-fresco, or simply relaxing in ultimate privacy, savouring the breathtaking sunsets that paint the sky with vibrant hues. It's a sanctuary where every moment becomes a cherished memory, an exclusive vantage point to appreciate the unrivaled beauty and tranquility of the Costa del Sol.

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This magnificent townhouse is set within a distinguished community renowned for its impeccable standards and serene environment. The urbanisation boasts beautifully manicured gardens, a verdant oasis of lush subtropical flora that creates a peaceful and tranquil atmosphere, offering residents a sense of escape and relaxation. Residents benefit from well-maintained communal areas, fostering a sense of belonging and community. The quietude of the surroundings provides a perfect escape from the everyday hustle, yet the convenience of being just moments away from the vibrant energy of the Costa del Sol remains. Stroll to nearby pristine beaches, explore charming local shops, indulge in culinary delights at a plethora of world-class restaurants, or access essential amenities with remarkable ease. This rare combination of serene living within a stone's throw of bustling life makes this location truly exceptional and highly desirable.

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Owning this property is not merely acquiring a home; it is embracing a lifestyle defined by luxury, convenience, and natural splendor. The inherent versatility of this townhouse makes it an outstanding investment opportunity, whether you envision it as a permanent luxurious residence, a highly sought-after holiday rental generating attractive returns, or a cherished second home for unforgettable getaways. Its prime coastal location in Bel Air, coupled with its appealing features and the enduring allure of the Southern Spanish climate, ensures enduring value and desirability. This is an invitation to experience the very best of Mediterranean living, an excellent opportunity to acquire a distinguished townhouse in an absolutely prime coastal location, promising a life of sun-drenched luxury, comfort, and endless enjoyment.

## Details

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| Reference | R5288485 | Property Type | Terraced Townhouse |
| Status | Sale | Price | 399,000 € |
| Bedrooms | 2 | Bathrooms | 2 |
| Build size | 107 m² | Plot Size | – |
| Terrace | 80 m² | Parking places | by request |

## Features

Pool, Heating, Sea views, Private garden, Parking, Resale