

# INTERMOBILIARIA



## House in Bel Air – 4 bedrooms – 4 baths

Bedrooms	4	Bathrooms	4	Built	201m2	Plot	100m2
<b>R4837858</b>	<b>property</b>		<b>Bel Air</b>		<b>530.000€</b>		

Semi-detached house with private garden in Bel Air. Light, space and potential to develop just 5 min from the sea. Located in a well-kept urbanization, with swimming pool. Built area: 201 m<sup>2</sup>. Distribution: 4 bedrooms, 3 bathrooms + 1 toilet. Exterior: Private garden of 100 m<sup>2</sup> Parking: Private parking in front of the house What makes this property interesting? -High demand area only 5 minutes from the beach, well connected to Estepona and Marbella. Supermarkets, international schools, restaurants and golf courses within walking distance. -With an update of finishes, the market value can increase between 20% and 30%, depending on the investment. -Similar refurbished homes in the area generate an ROI of 6% per month in long term rental. In vacation rentals, the return can exceed 10%. -Good orientation, with light all day and sunsets from the garden. -Fireplace, air conditioning, fiber optics, intercom. -Gated community with communal pool and green areas that provide value and tranquility. Ideal for families looking for a well located home, or for investors who want to monetize in the medium term with a reform. Contact us for more information or a visit.

Courtesy Bus  
Ensuite Bathroom  
Marble Flooring  
Solarium  
WiFi

Courtesy Bus  
Fiber Optic  
Near Transport  
Storage Room

Double Glazing  
Fitted Wardrobes  
Satellite TV  
Utility Room