



## PENTHOUSE WITH 2 BEDROOMS

📍 Bel Air

**REF# R4601989 – 340.000€**

IBI

700 €/YEAR

Garbage

145 €/YEAR

Community

2100 €/YEAR



2

Beds



2

Baths



110 m<sup>2</sup>

Built



31 m<sup>2</sup>

Terrace

Spacious and sunny penthouse in a renowned and sought-after residential area in Bel Air, with southwest orientation ensuring constant brightness on the wonderful terrace with breathtaking views of the communal pool and gardens. It is in excellent condition, featuring an entrance hall leading to a semi-open kitchen with

an American bar, fully equipped, and an independent laundry room with ample storage cabinets.

The generously sized living-dining room provides direct access to the terrace, where pleasant views of the communal pool and gardens can be enjoyed. The master bedroom has direct access to the same terrace, built-in wardrobes, and a complete ensuite bathroom with a bathtub and shower. Through the hallway, there is another full bathroom with a shower and the guest bedroom with its fitted wardrobe and balcony with mountain views, also very bright.

The property includes air conditioning for both heating and cooling, as well as electric underfloor heating in the bathrooms. The gated and monitored community with security cameras offers a parking space for the apartment. The residence is just a few minutes' walk from two large supermarkets (Lidl and Mercadona), as well as the pharmacy, bank, bus stop, and various parks. Additionally, it is approximately a 10-minute walk from the beaches, a 5-minute drive from Puerto Banús, and 8 minutes from Estepona.



