



# Abstandsvilla zum Verkauf in Bel Air, Estepona

2.750.000 €

Referenz: R5342521 Schlafzimmer: 5 Badezimmer: 6 Grundstücksgröße: 1.040m<sup>2</sup> Garten: 355m<sup>2</sup> Terrasse: 130m<sup>2</sup>





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## Costa del Sol, Bel Air

A refined sense of space and privacy defines this contemporary villa, located in the sought-after area of Bel Air on the New Golden Mile. Designed to offer both comfort and sophistication, the property presents a seamless balance between modern architecture and relaxed Mediterranean living.

The villa offers 5 bedrooms and 5.5 bathrooms, thoughtfully distributed to ensure both functionality and independence for family and guests. Each bedroom enjoys natural light and en-suite design, creating private spaces that feel calm, bright, and welcoming.

With a total built area of 529.22 m<sup>2</sup>, including 355.99 m<sup>2</sup> of interior living space, the home unfolds around a central open-plan living area. Here, the living room, dining space, and kitchen come together in a fluid layout designed for both everyday living and entertaining. Expansive floor-to-ceiling windows enhance the sense of openness, connecting the interior effortlessly with the outdoor areas.

The outdoor spaces have been designed to offer a more intimate and private atmosphere, without compromising on comfort. The villa features 92.24 m<sup>2</sup> of open terraces and 38.50 m<sup>2</sup> of covered terraces, creating a variety of areas for relaxation, dining, and enjoying the climate throughout the year. The 47.25 m<sup>2</sup> swimming pool sits as a natural focal point, surrounded by landscaped areas that invite both quiet moments and social gatherings.

The kitchen integrates naturally into the main living space, combining clean design with high functionality. Premium appliances and quality materials ensure a refined yet practical environment, ideal for both daily use and hosting.

Throughout the villa, attention to detail is reflected in the choice of materials and finishes, creating a cohesive and timeless aesthetic. The overall design prioritises light, comfort, and a natural flow between spaces.

Additional features include a 42.49 m<sup>2</sup> private garage, as well as modern systems such as underfloor heating, efficient climate control, and smart home integration, ensuring comfort in every season.

Located just minutes from golf courses, beach clubs, and all essential services, this villa offers a lifestyle defined by tranquillity, privacy, and convenience.

A home where contemporary design meets effortless living.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
Private Terrasse  
Lagerraum  
Doppelverglasung  
Einstellungsschränke  
Domotik

### Ansichten

Land  
Pool

### Pool

Privat

### Garten

Privat

### Energiebewertung

A

### Orientierung

Süden

### Einstellung

In der Nähe von Golf  
Urbanisierung  
In der Nähe des Meeres  
In der Nähe von Geschäften  
In der Nähe der Stadt

### Möbel

Nicht eingerichtet

### Sicherheit

Elektrische Jalousien  
Eingabetelefon

### CO2 -Emissionsbewertung

A

### Klimakontrolle

Klimaanlage  
Kamin  
U/f Heizung

### Zustand

Exzellent  
Neubau

### Küche

Teilweise montiert  
Küchenlehre

### Parken

Privat  
Mehr als eins