



# Apartment der obersten Etage zum Verkauf in Bel Air, Estepona

595.000 €

Referenz: R5338678 Schlafzimmer: 3 Badezimmer: 2 Garten: 126m<sup>2</sup> Terrasse: 53m<sup>2</sup>





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## Costa del Sol, Bel Air

Brand-new 3-bedroom penthouse with superb terrace in a prime, convenient location

This well proportioned 3-bedroom, 2-bathroom penthouse apartment is set within a stylish new development, ideally located just moments from shops, restaurants, and everyday amenities.

Overlooking expansive, immaculately maintained community gardens, the property offers a bright and versatile living space—perfect as a contemporary home or investment opportunity. The spacious open-plan living, dining, and kitchen area flows seamlessly onto a generous south-west facing wraparound terrace, ideal for outdoor dining and enjoying the afternoon sun.

Large windows flood the apartment with natural light, while fitted shutters provide both privacy and security. The kitchen and bathrooms are finished to a high standard, combining modern design with practical elegance.

The development itself has been thoughtfully designed with a strong focus on quality and detail. Low-rise buildings are attractively arranged, with stylishly finished communal areas and interior-designed entrances that create a welcoming, boutique feel. Residents benefit from secure gated access, underground parking, and private storage.

A wide range of on-site amenities enhances the lifestyle offering, including a large swimming pool, sun deck, social lounge with café bar and terrace, co-working and meeting spaces, and a fully equipped gym with changing facilities—all enjoying pleasant garden views.

Energy efficiency has been carefully considered throughout the 95-unit development, helping to reduce both running and maintenance costs. All homes have an individual aerothermal system for DHW production, which is considered renewable

energy. HVAC is provided by an individual ducted heat pump system that provides heat or cold to the different rooms (living room and bedrooms). Temperature control is carried out by means of a thermostat located in the main room. Individual home ventilation using a mechanical system ensures hardly any thermal losses, as well as the quality of the air inside the house, by ventilating it properly, without the need to open the windows.

Perfectly positioned, the complex offers easy access to supermarkets, sports facilities, and local schools. The beach is just a 10-minute walk via a nearby footbridge, while the charming village of Cancelada is close by, offering a selection of restaurants, as well as essential services including medical centres, a post office, and more.



## Eigenschaften:

### Merkmale

Aufzug

In der Nähe des Transports

Private Terrasse

Lagerraum

Badezimmer

Doppelverglasung

Einstellungsschränke

### Ansichten

Garten

### Pool

Gemeinschaft

Garten

Gemeinschaft

### Versorgungsunternehmen

Strom

Trinkbares Wasser

### Orientierung

Südwesten

### Einstellung

In der Nähe von Golf

Urbanisierung

In der Nähe des Meeres

In der Nähe von Geschäften

In der Nähe der Stadt

Vorort

### Möbel

Nicht eingerichtet

### Sicherheit

Gated Complex

24 -Stunden -Sicherheit

Eingabetelefon

### Kategorie

Investition

Luxus

Wiederverkauf

### Klimakontrolle

Klimaanlage

### Zustand

Exzellent

### Küche

Voll ausgestattet

### Parken

Unterirdisch