



## Detached Villa for sale in Bel Air, Estepona

2,195,000 -  
2,595,000 €

Reference: R5066872   Bedrooms: 5   Bathrooms: 6   Plot Size: 985m<sup>2</sup> - 1,172m<sup>2</sup>   Build Size: 581m<sup>2</sup> - 590m<sup>2</sup>   Terrace: 70m<sup>2</sup> - 75m<sup>2</sup>





## Costa del Sol, Bel Air

Welcome to a private enclave of 15 exclusive villas, located in the prestigious Bel Air area of Estepona. An exceptional opportunity to embrace the luxury lifestyle of the Costa del Sol.

This gated community offers southeast-facing villas, each meticulously designed across two spacious levels, with the option to add a basement and solarium to further personalize your dream home. With high-end finishes, private swimming pools, and lush private gardens, these villas are a sanctuary of style, comfort, and elegance.

Enjoy breathtaking sea views from the upper floors, and unwind in spaces bathed in natural light, crafted for both serene living and sophisticated entertaining.

Each villa includes private parking for two vehicles, complete with a dedicated electric car charging station, perfectly aligned with modern, eco-conscious living.

Set in an unbeatable location, this refined development is surrounded by some of the Costa del Sol's most elite destinations.

Just minutes away is the iconic Anantara Villa Padierna Palace Hotel & Golf Resort, offering world-class spa treatments, championship golf, and fine dining.

Also nearby is the vibrant METT Hotel & Beach Resort, known for its stylish energy, four international restaurants, and a fun, upscale beach club.

Perfect for relaxed days and lively nights by the sea.

Within walking distance, you'll find shops, restaurants, schools, and golden beaches. The area is also surrounded by top-tier golf courses, 5-star hotels, and exclusive beach clubs, adding to the allure of the lifestyle on offer.

With direct and easy access to the A7 highway, you're perfectly connected to Marbella, Puerto Banús, and Malaga Airport.

In this prestigious development, every detail has been thoughtfully considered to offer you a life of ease, elegance, and elevated living on the Costa del Sol.

\*\*\*The completion and delivery of the house is expected within 18 months from the signing of the private purchase contract and commencement of works. 15 months are allotted for house construction and an additional 3 months for obtaining the LPO (First Occupation - Responsible Declaration).



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Solarium  
Gym  
Sauna  
Games Room  
Wood Flooring  
Jacuzzi  
Bar  
Barbeque  
Domotics  
Basement

### Views

Mountain  
Panoramic  
Garden  
Pool  
Golf  
Lake

### Pool

Private  
Garden  
Private  
Landscaped

### Category

Off Plan  
New Development

### Orientation

South West

### Setting

Close To Golf  
Close To Sea  
Close To Shops

### Furniture

Fully Furnished

### Security

Gated Complex  
Alarm System  
Entry Phone

### Climate Control

Cold A/C  
Hot A/C

### Condition

New Construction

### Kitchen

Fully Fitted

### Parking

Private  
Covered  
More Than One