

**Sales - Apartment - Bel Air**  
**1.490.000€**



**Ref.-ID: MIBGR5443669**

**Bel Air**

**Apartment**



**4**



**4**



**171 m2**

Exclusive Duplex Penthouse with Expansive Panoramic Terraces and Sea Views in Bel-Air, Estepona Discover this spectacular new-build duplex penthouse located in the prestigious Bel-Air area of Estepona, where contemporary design, generous living spaces, and elegant finishes come together to offer an exceptional lifestyle on the Costa del Sol. Offering 171 m² of beautifully designed interior living space and 134 m² of private terraces, this outstanding residence has been thoughtfully designed to blend indoor and outdoor living. The first floor features a 44 m² terrace, while the upper level boasts an impressive 90 m² panoramic terrace, offering beautiful sea views and the perfect setting to relax or entertain. The property comprises four spacious bedrooms, three bathrooms, and a guest toilet. Both levels are connected by an elegant internal staircase, while the open layout and large windows flood the home with natural light throughout the day. The bright open-plan living and dining area flows seamlessly into the fully equipped modern kitchen, creating an ideal space for both everyday family living and entertaining. Premium features include built-in wardrobes, air conditioning, underfloor heating in the bathrooms, stylish bathroom furniture, and a jacuzzi. The clean white contemporary design enhances the sense of space, light, and sophistication. Residents enjoy access to beautifully landscaped gardens, an outdoor swimming pool, a heated indoor pool, a fully equipped gym, and two padel courts, providing a true resort-style lifestyle all year round. The property also includes two underground parking spaces and a private storage room. Located just 1 km from the beach, close to international schools, restaurants, supermarkets, and all essential amenities, this exceptional penthouse is perfectly suited both as a permanent residence and as a high-yield investment with excellent rental potential. A rare opportunity to own a contemporary duplex penthouse in one of Estepona’s most sought-after residential areas, where luxury, comfort, and Mediterranean living come together in perfect harmony.

|                                                                                                                                                                                                                                                                                                           |                                                                                           |                                                                                                         |                                                                                         |                                                                                                                     |                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Close To Golf</li><li>✓ Close To Shops</li><li>✓ Close To Sea</li><li>✓ Urbanisation</li></ul>                                                                                                                                                     | <b>Orientation</b> <ul style="list-style-type: none"><li>✓ East</li><li>✓ South</li></ul> | <b>Condition</b> <ul style="list-style-type: none"><li>✓ Excellent</li><li>✓ New Construction</li></ul> | <b>Pool</b> <ul style="list-style-type: none"><li>✓ Communal</li><li>✓ Indoor</li></ul> | <b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li><li>✓ U/F/H Bathrooms</li></ul> | <b>Views</b> <ul style="list-style-type: none"><li>✓ Sea</li><li>✓ Golf</li><li>✓ Panoramic</li><li>✓ Pool</li></ul> |
| <b>Features</b> <ul style="list-style-type: none"><li>✓ Lift</li><li>✓ Fitted Wardrobes</li><li>✓ Private Terrace</li><li>✓ Gym</li><li>✓ Paddle Tennis</li><li>✓ Tennis Court</li><li>✓ Storage Room</li><li>✓ Access for people with reduced mobility</li><li>✓ Jacuzzi</li><li>✓ Near Church</li></ul> | <b>Furniture</b> <ul style="list-style-type: none"><li>✓ Part Furnished</li></ul>         | <b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Kitchen-Lounge</li></ul>                         | <b>Garden</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>                | <b>Parking</b> <ul style="list-style-type: none"><li>✓ Underground</li><li>✓ More Than One</li></ul>                | <b>Utilities</b> <ul style="list-style-type: none"><li>✓ Electricity</li></ul>                                       |
| <b>Category</b> <ul style="list-style-type: none"><li>✓ Holiday Homes</li><li>✓ Investment</li><li>✓ Luxury</li></ul>                                                                                                                                                                                     |                                                                                           |                                                                                                         |                                                                                         |                                                                                                                     |                                                                                                                      |