

Sales - House - Bel Air
3.395.000€

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Ref.-ID: MIBGR5477938

Bel Air

House



5



5



599 m2



1100 m2

An outstanding opportunity to secure a striking contemporary villa in the highly sought-after urbanisation of Bel Air, Estepona. Set within walking distance of the beach and everyday amenities, this exceptional home is designed for buyers seeking a private, low-maintenance lifestyle in one of the coast’s most desirable locations — with the added advantage of being able to influence key interior finishes at this stage of construction. Built on a generous plot of 1,100 m², the villa offers 599 m² of contemporary living space complemented by 98 m² of covered terraces, creating a seamless connection between indoor comfort and outdoor living. Thoughtful architecture and abundant natural light shape bright, welcoming interiors that flow effortlessly onto the terraces and private garden — an ideal setting for year-round entertaining and relaxed outdoor living. Accommodation comprises five spacious ensuite bedrooms, each fitted with built-in wardrobes and opening onto a private terrace, giving every bedroom its own outdoor connection and abundant natural light. Five bathrooms complete a layout designed with both family living and hosting guests in mind. The property is built around leisure and wellbeing, featuring a private indoor heated pool and a sauna — a rare and highly desirable combination that allows for year-round enjoyment regardless of the season. A rooftop solarium provides a further outdoor retreat, perfect for sunbathing, relaxing, or entertaining with views over the surrounding urbanisation. Further highlights include: •Private indoor heated pool •Sauna •Rooftop solarium •98 m² of covered terraces, plus a private terrace for every bedroom •Fitted wardrobes throughout •Private lift servicing all floors •Garage with space for more than one vehicle •1,100 m² plot with private garden •Community fees: 0 •Walking distance to the beach, shops, and everyday amenities Nestled within the established Bel Air urbanisation, the property enjoys a privileged position close to the sea while remaining just steps from everyday conveniences — combining tranquillity, privacy, and easy access to local life. With construction currently underway and completion scheduled for Q1 2027, this is a rare opportunity for buyers to secure a brand-new villa in one of Estepona’s most desirable addresses, with scope to personalise selected interior finishes before completion. Combining generous proportions, resort-style leisure amenities, and an unbeatable location, this future home offers an exceptional lifestyle opportunity for buyers looking to invest in a new-build property on the Costa del Sol.

Setting ✓ Commercial Area ✓ Close To Golf ✓ Close To Shops ✓ Close To Sea	Orientation ✓ South ✓ South West	Condition ✓ New Construction	Pool ✓ Private ✓ Indoor ✓ Heated	Climate Control ✓ Central Heating ✓ Fireplace	Features ✓ Covered Terrace ✓ Lift ✓ Fitted Wardrobes ✓ Near Transport ✓ Private Terrace ✓ Solarium ✓ WiFi ✓ Sauna ✓ Games Room ✓ Storage Room ✓ Utility Room ✓ Ensuite Bathroom ✓ Barbeque ✓ Double Glazing
Kitchen ✓ Fully Fitted	Garden ✓ Private ✓ Easy Maintenance	Security ✓ Alarm System	Parking ✓ Garage ✓ Covered ✓ More Than One ✓ Private	Utilities ✓ Electricity ✓ Drinkable Water	