

## Sales - House - Bel Air

# 1.200.000€

**Bel Air**

**House**



3



3



318 m2



1152 m2

Renovation Opportunity - Prime Bel Air Location A rare chance to secure a villa with outstanding potential in the highly sought-after area of Bel Air, perfectly positioned between Estepona and Marbella. Currently configured as a 3-bedroom, 3-bathroom villa, the property offers two spacious living areas, a kitchen with dining space, and excellent internal proportions ready for modernisation and reconfiguration. Set on a mature plot with established gardens, the villa benefits from privacy and space, with scope to redesign the outdoor areas into a high-end lifestyle setting. Additional features include a private garage and driveway parking for up to 3 cars. This is a true value-add project — ideal for investors or developers looking to create a contemporary villa in a strong resale or rental location. With the right renovation, this property has the potential to significantly increase in value and appeal to the mid-to-high end market.

### Setting

- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Sea

### Climate Control

- ✓ Air Conditioning
- ✓ Fireplace

### Kitchen

- ✓ Fully Fitted

### Category

- ✓ Resale

### Orientation

- ✓ East
- ✓ South
- ✓ West

### Views

- ✓ Garden

### Garden

- ✓ Private

### Condition

- ✓ Renovation Required

### Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Satellite TV
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Double Glazing

### Security

- ✓ Entry Phone

### Pool

- ✓ Private

### Furniture

- ✓ Not Furnished

### Parking

- ✓ Garage
- ✓ Open
- ✓ Private

































