MIBGROUP.ES

Sales - Apartment - Bel Air

675.000€

www.mibgroup.es
+34 662 58 96 58
info@mibgroup.es

Ref.-ID: MIBGR5259166 **Bel Air** **Apartment**

Community: 3,564 EUR / year

 **3**

 **2**

 **123 m2**

Welcome to this exclusive, brand-new duplex apartment located in the highly desirable area of Bel Air on the Costa del Sol. This prime location offers the perfect balance between tranquility and convenience, with the Mediterranean Sea, restaurants, and local amenities all within easy walking distance, and quick access to both Marbella and Estepona. The apartment features a modern open-plan layout where the kitchen, dining area, and living room flow seamlessly together, creating a bright and spacious living environment. Large windows allow for abundant natural light and enhance the connection between indoor and outdoor living. The property offers three bedrooms, including a spacious master bedroom, and a shared bathroom finished with high-quality materials. The well-designed layout makes this home ideal for permanent living, a holiday retreat, or a rental investment. From the living area, you step out onto a generous terrace on the main level—perfect for outdoor dining, relaxing, or entertaining. An internal staircase leads up to the impressive rooftop terrace, offering ample space for sun loungers, a lounge area, and outdoor living. This private rooftop terrace provides a fantastic setting to enjoy the Costa del Sol lifestyle year-round. This is a rare opportunity to acquire a completely new duplex apartment in one of the most attractive areas on the Costa del Sol, combining contemporary comfort with proximity to the sea.

Setting
- ✔ Close To Sea
- ✔ Urbanisation

Orientation
- ✔ South Facing

Condition
- ✔ New Construction

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Sea Views
- ✔ Mountain Views

Features
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Solarium
- ✔ Gym

Furniture
- ✔ Part Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ Entry Phone

Parking
- ✔ Underground Parking























































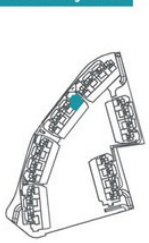


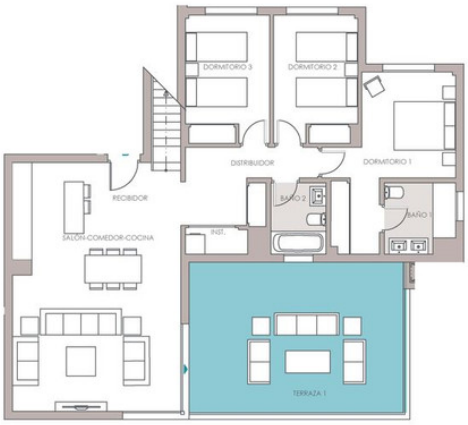






Plano de conjunto





PLANTA SEGUNDA



PLANTA TORREÓN

Cuadro de superficies

Recibidor	7.90 m²
Salón-comedor-cocina	35.20 m²
Instalaciones	1.50 m²
Distribuidor	3.80 m²
Dormitorio Principal	14.10 m²
Dormitorio 2	10.00 m²
Dormitorio 3	10.00 m²
Escalera	5.10 m²
Baño 1	4.40 m²
Baño 2	3.70 m²
Terraza	93.60 m²

Superficie útil de vivienda:	95.70 m²
Superficie útil de vivienda s/D J.A. 218/2005:	105.27 m²
Superficie útil exteriores:	93.60 m²
Superficie constr. de vivienda c.c.:	133.00 m²
Sup. constr. de vivienda c.c. s/D J.A. 218/2005:	146.58 m²
Sup. constr. de espacios exteriores	105.00 m²

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PLANTA SEGUNDA. P9.LB