

Ref.-ID: MIBGR5342527

Bel Air

Дом



5



4.5



359 m2



1044 m2

This contemporary villa is located in the established residential area of Bel Air, on the New Golden Mile, offering a practical layout, generous outdoor space, and a convenient location close to golf courses, beaches, and all essential services. The property is built on a private plot of 1,044.54 m<sup>2</sup> and offers a total built area of 543.38 m<sup>2</sup>, including 359.46 m<sup>2</sup> of interior living space. The villa comprises 5 bedrooms and 4.5 bathrooms, making it suitable for both family use and hosting guests. The layout is designed to provide a clear separation between living and sleeping areas, ensuring functionality and privacy. The main floor features an open-plan living and dining area connected to the kitchen, with direct access to the outdoor spaces through large sliding glass doors. This allows for good natural light and easy access to terraces and garden areas. Outdoor spaces include 101.16 m<sup>2</sup> of open terraces and 34.60 m<sup>2</sup> of covered terraces, offering a combination of sun-exposed and shaded areas throughout the day. The private swimming pool, measuring 42.53 m<sup>2</sup>, is positioned within the garden and is easily accessible from the main living areas. The kitchen is integrated into the main living space, providing a functional layout with sufficient storage and workspace, suitable for both everyday use and entertaining. The property also includes a 48.16 m<sup>2</sup> private garage, along with additional technical features such as underfloor heating, air-conditioning, and home automation systems, ensuring year-round comfort and efficient energy use. Overall, this villa offers a balanced combination of space, functionality, and location, making it a solid option for both permanent living and investment on the Costa del Sol.

#### Расположение

- ✓ Рядом с гольф-полем
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Урбанизация

#### Климат-контроль

- ✓ Кондиционер
- ✓ Камин
- ✓ Полы с подогревом

#### Кухня

- ✓ Частично оборудованная
- ✓ Кухня-зал

#### ОРИЕНТАЦИЯ

- ✓ Юг

#### ВИД

- ✓ Сельская местность
- ✓ Бассейн

#### Сад

- ✓ Приватный

#### Состояние

- ✓ Отличное
- ✓ Новое строительство

#### Особенности

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Приватная терраса
- ✓ Кладовка
- ✓ Двойные стеклопакеты
- ✓ Умный дом

#### меры безопасности

- ✓ Электрические жалюзи
- ✓ Домофон

#### бассейн

- ✓ Приватный

#### Мебель

- ✓ Без мебели

#### Парковка

- ✓ Более чем один
- ✓ Приватная

































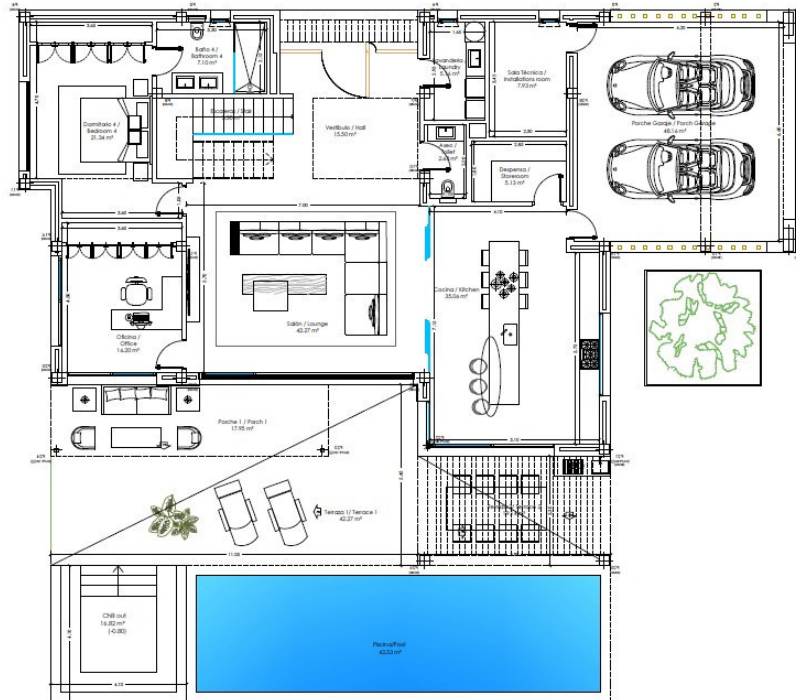








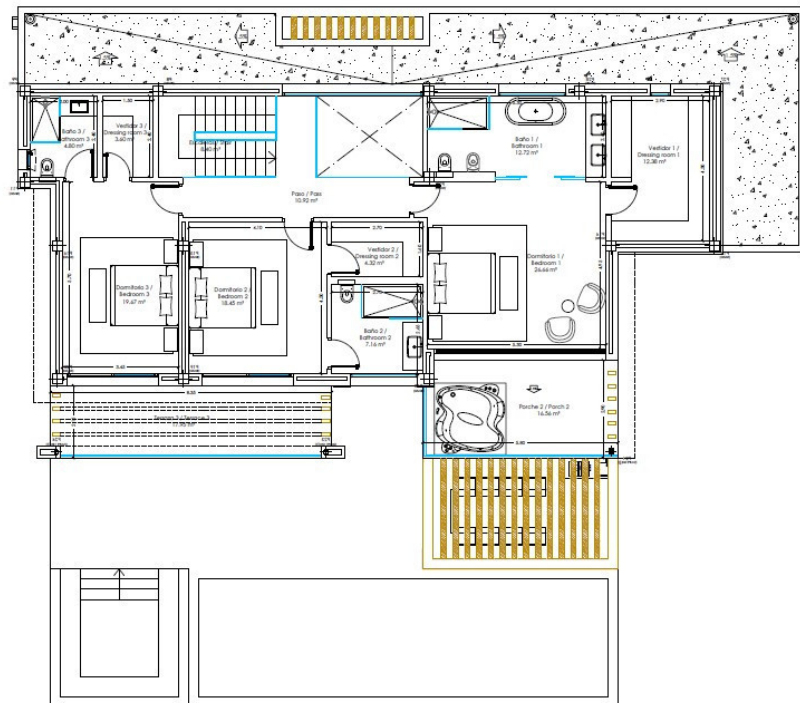




Planta Baja 194.54 m<sup>2</sup>

### VIVIENDA TIPO A'. PARCELA 40

| Sup. Construida       | Sup. Terraza Cubierta | Sup. Terraza Descubierta | Sup. Porche Garaje   |
|-----------------------|-----------------------|--------------------------|----------------------|
| 359.46 m <sup>2</sup> | 34.60 m <sup>2</sup>  | 96.11 m <sup>2</sup>     | 48.16 m <sup>2</sup> |



Planta Alta 164.92 m<sup>2</sup>

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