



## Detached Villa for sale in Bel Air, Estepona

**2,550,000 €**

Reference: R5342515 Bedrooms: 4 Bathrooms: 5 Plot Size: 1,044m<sup>2</sup> Build Size: 359m<sup>2</sup> Terrace: 190m<sup>2</sup>





## Costa del Sol, Bel Air

Set on a generous private plot of 1,044.82 m<sup>2</sup>, this exceptional villa offers a refined balance between contemporary design, privacy, and effortless Mediterranean living in one of the most sought-after areas of the New Golden Mile.

With a total built area of 601.24 m<sup>2</sup>, including 359.29 m<sup>2</sup> of interior space, the property has been carefully designed to maximise light, space, and connection with its natural surroundings.

The villa features 4 spacious bedrooms and 4.5 bathrooms, each conceived as a private retreat. The upper level hosts elegant en-suite bedrooms with access to private terraces, where open views and natural light create a calm and sophisticated atmosphere.

On the main level, the home opens into a seamless open-plan living area where the lounge, dining space, and designer kitchen flow effortlessly together. Floor-to-ceiling windows connect the interior with the outdoor areas, creating a natural extension of the living space and allowing for a fluid indoor-outdoor lifestyle.

The outdoor areas are a key highlight of the property. With 131.24 m<sup>2</sup> of open terraces and 58.92 m<sup>2</sup> of covered terraces, the villa offers multiple spaces to relax, entertain, and enjoy the climate year-round. The private swimming pool of 47.25 m<sup>2</sup> becomes the focal point of the garden, surrounded by carefully landscaped areas designed for both privacy and comfort.

The kitchen is conceived as the heart of the home, combining functionality and design with high-end appliances, elegant finishes, and a layout that enhances both everyday living and entertaining.

Every detail has been selected to ensure quality and durability, from large-format porcelain flooring throughout the property to refined carpentry and carefully chosen materials that create a timeless and sophisticated aesthetic.

The villa also benefits from a private garage of 51.79 m<sup>2</sup>, as well as advanced systems that ensure comfort throughout the year, including underfloor heating, efficient climate control, and smart home integration.

This property represents a unique opportunity to enjoy a contemporary lifestyle in a private setting, just minutes away from golf courses, beach clubs, and all essential services.

A home designed not just to live in, but to experience.



## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Double Glazing  
Fitted Wardrobes  
Domotics

### Setting

Close To Golf  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town

### Furniture

Not Furnished

### Security

Electric Blinds  
Entry Phone

### CO2 Emission Rating

A

### Climate Control

Air Conditioning  
Fireplace  
U/F Heating

### Condition

Excellent  
New Construction

### Kitchen

Partially Fitted  
Kitchen-Lounge

### Parking

Private  
More Than One

### Views

Country  
Pool

### Pool

Private

### Garden

Private

### Energy Rating

A