

Sales - House - Bel Air
1.650.000€



Ref.-ID: R5371150

Bel Air

House

Community: 396 EUR / year

IBI: 1,607 EUR / year

Rubbish: 1,779 EUR / year



5



5



270 m2



1374 m2

South-Facing Villa with Private Garden in Bel Air, Estepona Some properties are designed to impress on a viewing day. This one is designed to live in and there is a meaningful difference. Tastefully renovated and presented in excellent condition, this detached five-bedroom villa in Bel Air sits on a generous, level plot of 1,374 m² with a mature garden, private pool and the kind of layout that a real family can actually use. This is a home that works in practice, ready to move into and genuinely comfortable from day one. The main living area is bright and well-proportioned, with direct access to a covered terrace overlooking the garden and pool. It's not a show home configuration, it is a practical, logical layout that supports daily family life as much as it does weekend entertaining. The fully fitted kitchen connects conveniently to the dining space and has direct access to the covered terrace, supported by a separate utility room and additional storeroom. Two of the five bedrooms, one ensuite are on the ground floor, a genuine advantage for families with young children, older relatives, or guests who prefer not to use stairs. Upstairs, the remaining bedrooms, one ensuite, benefit from elevated views towards the sea and good natural light. Five bedrooms, five bathrooms, clean modern finishes throughout. Nothing superfluous, nothing missing. The outdoor space is something that you will actually use, as the plot is level, private and easy to maintain. The garden wraps around the villa with clear, usable zones for relaxing, dining and the pool. The covered terrace provides shade that makes outdoor living functional all year. A private garage and driveway parking complete the picture without fuss. Location: Bel Air, Estepona, New Golden Mile Bel Air sits in a quiet, practical position along the New Golden Mile. The beach at Costalita is a twenty-minute walk. A tennis club is within easy walking distance. Four golf courses are within a five-minute drive. For day-to-day life, supermarkets and main road connections are minutes away without the noise of being directly on top of them. It's for buyers who prioritise usability over postcode, a balance tends to matter more over time. For families, the practical advantages go further. Both local and international schools are well served, with options in Estepona and San Pedro covering a range of curricula and the bus routes are just a short walk from the door. This matters more than it might initially seem: children gain real independence and parents are not permanently on taxi duty! For context, new villas in this immediate area, more modest in scale, are selling from €2 to €3 million. This property offers significantly more space, an established, generous, south-facing plot and traditional villa with renovated, quality internal finishes at €1,650,000. A flat, usable plot of this size is increasingly difficult to find at any level on the Costa del Sol and this one comes with a house that is ready to move into, so no hassles of contracting builders and waiting for renovations, or promised new build delivery dates. Bel Air benefits with its proximity to both San Pedro and Estepona can still offer relative value, while the whole area is being elevated. This is a villa is a real family home, renovated, practical, and genuinely comfortable. For families looking for space, privacy and a location that delivers on its promises day to day, it is a very solid home. Key Features: South-facing orientation Built: 270 m² / Plot: 1,374 m² Move-in ready Private swimming pool and mature garden Five bedrooms, including two on the ground floor Air conditioning and fireplace Photovoltaic solar panels Garage plus driveway parking Low community fees Close to golf, beaches, shops, local transport and Estepona town

Setting ✓ Suburban ✓ Close To Golf ✓ Close To Shops ✓ Close To Sea ✓ Close To Town	Orientation ✓ South	Condition ✓ Excellent	Pool ✓ Private	Climate Control ✓ Hot A/C ✓ Fireplace	Views ✓ Sea ✓ Garden ✓ Street
Features ✓ Covered Terrace ✓ Fitted Wardrobes ✓ Near Transport ✓ Private Terrace ✓ Storage Room ✓ Utility Room ✓ Ensuite Bathroom ✓ Access for people with reduced mobility ✓ Double Glazing ✓ Fiber Optic	Furniture ✓ Optional	Kitchen ✓ Fully Fitted	Garden ✓ Private ✓ Easy Maintenance	Security ✓ Electric Blinds ✓ Entry Phone ✓ Alarm System	Parking ✓ Garage ✓ More Than One
Utilities ✓ Electricity ✓ Photovoltaic solar panels	Category ✓ Holiday Homes ✓ Investment ✓ Luxury ✓ Resale				