

Продажа - Дом - Bel Air  
**2.595.000€**

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**Ref.-ID: R5253187**

**Bel Air**

**Дом**

**Коммунальные: 1,800 EUR / год**

**ИБИ: 1,000 EUR / год**

**Мусор: 300 EUR / год**



**5**



**5.5**



**593 m2**



**1000 m2**

Set within the established residential enclave of Bel Air, Estepona, this newly built contemporary villa offers a rare balance of privacy, light and effortless Mediterranean living. Perfectly positioned just minutes from the coastline, top golf courses and the refined lifestyle of Marbella and Puerto Banús, the property enjoys a peaceful setting while remaining exceptionally well connected. Thanks to its south-east orientation, the villa is flooded with natural light throughout the day, opening onto tranquil views of lush greenery and beautifully landscaped gardens. The sense of calm and discretion is immediate — a private retreat designed for both refined living and elegant entertaining. A home designed around light and flow Distributed across four levels, the villa has been conceived with a seamless indoor-outdoor lifestyle in mind. The main living level features an open-plan arrangement where a sleek designer kitchen blends effortlessly into generous living and dining spaces, all opening onto expansive terraces — ideal for long lunches, sunset aperitifs and year-round enjoyment of the Costa del Sol climate. Upstairs, the bedroom level offers serene, private suites with direct terrace access, overlooking the garden and swimming pool — spaces designed for rest, privacy and understated luxury. Private resort-style outdoor living The exterior spaces are a true highlight: a private swimming pool, manicured lawns and a shaded alfresco dining area with BBQ create an atmosphere reminiscent of a boutique resort. Thoughtful landscaping ensures total privacy, allowing the home to be enjoyed in complete tranquillity. Five bedrooms, refined comfort The villa accommodates up to 10 guests across five elegant bedrooms, each furnished with premium 180 × 200 cm king-size beds. Bathrooms are finished in a sleek, contemporary style, with the principal suite featuring a freestanding bathtub and rain shower, evoking a spa-like experience at home. Bedroom configuration Master suite: King-size bed (180 × 200 cm), walk-in wardrobe, ensuite bathroom with freestanding bathtub and rain shower, direct terrace access Bedroom 2: King-size bed (180 × 200 cm), ensuite bathroom, terrace with pool views Bedroom 3: King-size bed (180 × 200 cm), ensuite bathroom, terrace with pool views Bedroom 4: King-size bed (180 × 200 cm), walk-in wardrobe, ensuite bathroom Bedroom 5: King-size bed (180 × 200 cm), ensuite bathroom Guest toilet Leisure, wellness and work-from-home flexibility The lower level is dedicated to lifestyle and entertainment, featuring a private cinema room, an additional lounge, a stylish bar area, and a discreet workspace — ideal for remote working. A compact wellness zone is perfectly suited to yoga or light training sessions. Comfort, security and modern living The property is equipped with a state-of-the-art alarm system, safety box, full air conditioning and high-speed fibre-optic Wi-Fi (up to 500 Mbps), ensuring comfort, security and seamless connectivity. The villa is also pet-friendly, welcoming four-legged companions as part of the lifestyle. Key details Plot: 1,027 m² Built area: 593 m² Contemporary 5-bedroom villa Private swimming pool, cinema room and landscaped garden Located in Bel Air, Estepona, close to beaches, golf courses, Marbella and Puerto Banús More than just a home, this villa represents a modern interpretation of Mediterranean elegance — ideal as a family residence, a refined holiday retreat or a high-quality investment on the Costa del Sol. A property designed to be experienced, not just admired.

**Расположение**

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

**Особенности**

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ WiFi
- ✓ Тренажерный зал
- ✓ Игровая комната
- ✓ Кладовка
- ✓ Ванная комната
- ✓ Двойные стеклопакеты

**Коммунальные услуги**

- ✓ Электричество
- ✓ Питьевая вода
- ✓ Телефон
- ✓ Фотоэлектрические солнечные панели
- ✓ Солнечный нагрев воды

**ОРИЕНТАЦИЯ**

- ✓ Юго-восток

**Мебель**

- ✓ Полностью меблированный

**Категория**

- ✓ Элитная
- ✓ Современного

**Состояние**

- ✓ Отличное

**Кухня**

- ✓ Полностью оборудованная

**бассейн**

- ✓ Приватный

**Сад**

- ✓ Приватный

**Климат-контроль**

- ✓ Кондиционер
- ✓ Кондиционер холодного воздуха
- ✓ Кондиционер горячего воздуха
- ✓ Камин
- ✓ Полы с подогревом
- ✓ Полы с подогревом в ванной

**меры безопасности**

- ✓ Сигнализация
- ✓ Сейф

**ВИД**

- ✓ Горы
- ✓ Сад

**Парковка**

- ✓ С навесом