



# Villa for sale in Estepona

2,195,000 €

Reference: SP1318   Bedrooms: 4   Bathrooms: 4   Plot Size: 985m<sup>2</sup>   Build Size: 581m<sup>2</sup>   Terrace: 172m<sup>2</sup>





## Costa del Sol, Estepona (town)

Luxury New Build Villas in Bel Air, Estepona – Exclusive Living on the New Golden Mile Prestigious Costa del Sol Lifestyle

Discover an extraordinary collection of 15 luxury villas in the highly sought after Bel Air area of Estepona, located on the prestigious New Golden Mile. This gated residential community offers a unique blend of sophistication, privacy and modern Mediterranean living, just 1 km from the coastline and surrounded by top class amenities, golden beaches and world famous golf resorts. Contemporary Design and Premium Features Each villa is designed across two spacious floors with the possibility to add a basement and private solarium, allowing you to personalize your home to perfection. With southeast orientation, the properties enjoy abundant natural light and stunning sea views from the upper levels. These homes feature private swimming pools, beautifully landscaped gardens and large terraces made for outdoor living. Every villa includes private parking for two vehicles and an electric car charging station, ensuring convenience and sustainability. Interior spaces combine elegance and functionality with high end finishes, including: Armored entrance door Technal aluminum carpentry with thermal break and double glazing Santos kitchen furniture with Miele appliances Ducted air conditioning with independent room control via Airzone Underfloor heating on ground and first floors with aerothermal system Smart home automation system with KNX for climate and lighting control Prime New Golden Mile

Location Bel Air is known for its peaceful residential atmosphere and immediate proximity to luxury resorts, golf courses and exclusive beach clubs. The renowned Anantara Villa Padierna Palace and METT Hotel & Beach Resort are only moments away, offering spa services, fine dining and chic beach club experiences. You will find supermarkets, restaurants, schools and medical services within 5 minutes, while the sandy beaches of the Costa del Sol are within walking distance. Distances to key points of interest: Beach: 1 km Estepona Center: 10 km Puerto Banus: 20 km Marbella: 20 km Gibraltar Airport: 60 km Malaga Airport: 70 km Golf courses nearby including Los Flamingos Golf and Atalaya Golf Your Exclusive Villa Awaits Experience refined living in one of the most desirable areas of the Costa del Sol. Contact us today for viewings, and take the first step toward owning your dream villa in Bel Air, Estepona.



**Features:**

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- Near Bus Route
- Useable Build Space: 280 Msq.
- Location: Coastal, Urbanisation
- Private pool
- Parking - Space
- Laundry room
- Near schools
- Near Commercial Center
- Gated
- Storage / Trastero
- Beach: 1000 Meters
- garden
- Heating: Yes
- Double Bedrooms: 4
- Number of Parking Spaces: 2
- Terrace: 172 Msq.

**Energy Rating**

B

**CO2 Emission Rating**

B