



# Villa for sale in Estepona

2,550,000 €

Reference: SP1312 Bedrooms: 4 Bathrooms: 4 Plot Size: 1,044m<sup>2</sup> Build Size: 359m<sup>2</sup> Terrace: 190m<sup>2</sup>





## Costa del Sol, Estepona (town)

Luxury New Villas in Bel-Air, Marbella: Live the Endless Summer on the Costa del Sol&#13;&#13;Modern Mediterranean Living&#13;Experience the true essence of the Costa del Sol lifestyle with this exclusive collection of 11 luxury new villas in Bel-Air, Marbella, where sunshine graces the region more than 325 days a year. Designed for those who value elegance, privacy, and proximity to the sea, these villas offer an extraordinary blend of comfort and contemporary architecture.&#13;&#13;Each residence is built on plots of over 1,000 m<sup>2</sup> and distributed across two levels, featuring 4 or 5 bedrooms, private swimming pools, and spacious terraces perfect for outdoor living. Some villas even boast breathtaking sea views from the upper floor. Completion is scheduled for early 2026, giving you the opportunity to make your Mediterranean dream a reality.&#13;&#13;Premium Design and High-End Features&#13;Every villa has been crafted to deliver the highest standards of luxury, combining refined aesthetics with state-of-the-art technology. Key features include:&#13;Smart home automation system&#13;Fully furnished and equipped kitchens with premium brand appliances&#13;High-resistance porcelain stoneware flooring&#13;Ducted air conditioning system by Daikin&#13;Private double parking&#13;Expansive terraces on ground and first floor&#13;Private swimming pool&#13;Enhanced security features in windows and doors&#13;&#13;These homes are designed to ensure maximum privacy, comfort, and durability, offering a modern and sustainable approach to coastal living.&#13;&#13;Prime Location on the New Golden Mile&#13;Located in the prestigious Bel-Air area, between Marbella and Estepona, this gated community enjoys one of the most desirable addresses on the New Golden Mile. The Mediterranean Sea is only 1 km away, while the Villa Padierna Golf Club and other renowned golf courses are just minutes from your doorstep.&#13;&#13;The center of Estepona is less than 15 minutes away, Puerto Banús is only 20 km, and the glamorous Marbella can be reached in about 20 minutes. Málaga International Airport is approximately 70 km away, and Gibraltar Airport is just 60 km. Essential amenities such as supermarkets, restaurants, and Cancelada Medical Center are within a 5-minute drive, ensuring effortless everyday living.&#13;&#13;A Lifestyle Beyond Compare&#13;Bel-Air offers a unique balance of tranquility, accessibility, and sophistication. Surrounded by beaches, golf courses, and natural beauty, it's the ideal setting for those seeking both relaxation and an active lifestyle.&#13;&#13;Your Dream Villa Awaits&#13;Don't miss the opportunity to own one of these exceptional new luxury villas in Bel-Air, Marbella. Contact us today to schedule a visit or request more information about your future home on the Costa del Sol.&#13;&#13;&#13;929



## Features:

### Features

Near Bus Route  
Useable Build Space: 280 Msq.  
Location: Coastal, Urbanisation  
Private pool  
Parking - Space  
Laundry room  
Near schools  
Near Commercial Center  
Near Golf / Golf Resort Property  
Terrace: 190 Msq.  
Gated  
Storage / Trastero  
Beach: 1000 Meters  
garden  
Heating: Yes  
Double Bedrooms: 4  
Number of Parking Spaces: 2

### Energy Rating

B

### CO2 Emission Rating

B