



## SAMOSTATN? STOJÍCÍ VILA 4 LOŽNICE

📍 Estepona

**REF# R4794307 – 720.000€**

IBI

450 €/YEAR

Garbage

128 €/YEAR

Community

672 €/YEAR



4

Ložnice



3.5

Koupelny



180 m<sup>2</sup>

Built



254 m<sup>2</sup>

Plot



254 m<sup>2</sup>

Terrace

Villa with pool in the tranquil gated community of Bel Air Real with sea views. Move-in ready, with a stunning minimalist and contemporary interior design, perfect for living or as a rental haven. Bel Air is a rising star of the New Golden Mile, a part of the greater Marbella area offering space, natural surroundings,

proximity to beaches and services.

Step into this 2-floor villa, where you will be greeted by a luminous living room with an open-plan kitchen and views of the shimmering pool.

The master bedroom, with an ensuite bathroom, features views of the sea and its own balcony, perfect for a morning cup of coffee or an evening glass of wine enjoying the breathtaking Andalusian scenery.

The second room, with a balcony, features views of the Estepona mountains. The third room features sea views and has access to a large balcony. The spacious attic room, with an en-suite bathroom, has access to a large roof terrace with breathtaking views of the sea.

On the second floor, there is a large storage room. The villa has its own gated parking space and two more allocated parking spaces on the community road.

#### Key Features:

4 spacious bedrooms

3.5 bathrooms

Garage and 2 allocated parking spaces

Master Suite:

Ensuite bathroom

Queen size bed

High ceiling, large windows, sea views

Shared terrace with the third bedroom

Additional Bedrooms:

Secondary room: Queen size bed, mountain views, private terrace

Third room: Two single beds, shared terrace with sea views

Attic room: Ensuite bathroom, sea views, sunroof access

5 minutes from the beach and 10 minutes from Estepona or Marbella center. Close to restaurants, supermarkets, and pharmacies.







