



## DETACHED VILLA WITH 4 BEDROOMS

📍 Bel Air

**REF# R4752370 – 670.000€**

IBI

400 €/YEAR

Garbage

135 €/YEAR

Community

600 €/YEAR



4

Beds



4

Baths



180 m<sup>2</sup>

Built



254 m<sup>2</sup>

Terrace

Villa with pool in the quiet gated community of Bel Air Real with sea views. Ready to move into, with an impressive minimalist and contemporary interior design, perfect for living or as a rental retreat.

Enter this 2-story villa, where you will be greeted by a bright living room with open plan kitchen and views of the sparkling pool.

The master bedroom, with ensuite bathroom, has sea views and its own balcony, perfect for having a cup of coffee in the morning or a glass of wine in the evening enjoying the stunning Andalusian landscape.

The second room, with a balcony, offers views of the Estepona mountains. The third bedroom has 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 stunning sea views.

On the second floor there is a large storage room.

The villa has its own gated parking space and two further allocated parking spaces on the communal street.

#### Key Features:

4 spacious bedrooms

3.5 bathrooms

Garage and 2 assigned parking spaces.

Master suite:

Private bathroom

Double bed

High ceiling, large windows, sea views.

Terrace shared with the third bedroom.

Additional Bedrooms:

Secondary Bedroom: Queen Bed, Mountain View, Private Deck

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

Penthouse Room: Private Bathroom, Sea Views, Sunroof Access

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

Investment potential:

High season rental: ~€4000 per week

Long-term rental: €3,500 – €4,000 per month

An exceptional investment opportunity in a privileged location!





