info@hihomesmarbella.com
+34 951 084 264

Detached Villa for sale in Bel Air, Estepona

1,650,000 €

Reference: R5324671 **Bedrooms:** 3 **Bathrooms:** 3 **Plot Size:** 1,230m^2 **Build Size:** 295m^2 **Terrace:** 25m^2











info@hihomesmarbella.com
+34 951 084 264

Costa del Sol, Bel Air

OFF-PLAN – TURNKEY DELIVERY

Parcel of 1.230 m² in Belair – Estepona – Fantastic location
Villa: 295 m² built and 25 m² of additional terraces, covered and uncovered

SEA VIEWS FROM THE FIRST FLOOR

- Architectural project
- Site management
- Licenses, fees and management
- Air conditioning system with aerothermal heat pump
- Solar panels for self-consumption
- Advanced home automation
- Designer porcelain tiles and uniform finishes
- Swimming pool, garden, enclosures and turnkey delivery

Efficient climate control systems and natural insulation
Construction with certified sustainable materials
Energy Certificate: A+ – 80% ANNUAL SAVINGS

Description – distribution

Semi-basement + Ground floor + First floor
3 bedrooms, 3 bathrooms, 1 guest toilet

Total villa built: 295 m² / 220 m² + semi-basement – 75 m²
Total terraces: 25 m²

SEMI-BASEMENT – 75 m² built

Sauna and wellness area – 12 m²

Shower + bathroom – 6 m²

Multipurpose room (gym / cinema / lounge) – 25 m²

Laundry and technical room – 10 m²

Storage room – 8 m²

Hallway and stairs – 14 m²

GROUND FLOOR – 110 m² built

info@hihomesmarbella.com
+34 951 084 264

Living – dining room – 35 m²

Open-plan kitchen with island – 18 m²

Bedroom / office – 12 m²

Full bathroom – 6 m²

Entrance and stairs

FIRST FLOOR – 110 m²

Master bedroom – 18 m²

Dressing room – 10 m²

En-suite bathroom – 8 m²

Bedroom 2 – 14 m²

Bedroom 3 – 12 m²

Shared bathroom – 6 m²

Stairs and hallway

TERRACES – 25 m² (possibility to extend)

Main terrace (ground floor) – 18 m²

Private terrace (master bedroom) – 7 m²

THE CLIENT CAN CHOOSE THIS PARCEL BY OPTING FOR A DIFFERENT VILLA DESIGN OR MODIFYING THE CURRENT ONE. CONSULT OUR CATALOGUE.

info@hihomesmarbella.com
+34 951 084 264

Features:

Features
Covered Terrace
Private Terrace
Storage Room
Ensuite Bathroom
Fitted Wardrobes
Utility Room
Basement
Sauna

Climate Control
Cold A/C
Hot A/C
U/F Heating

Views
Sea
Panoramic
Garden
Pool

Setting
Close To Sea
Close To Shops
Close To Town

Condition
New Construction

Pool
Private

Kitchen
Fully Fitted
Kitchen-Lounge

Garden
Private

Parking
Private
More Than One

Utilities
Photovoltaic solar panels
Solar water heating

Category
Off Plan
New Development