



## Detached Villa for sale in Bel Air, Estepona

1,200,000 €

Reference: R5373910 Bedrooms: 3 Bathrooms: 3 Plot Size: 1,152m<sup>2</sup> Build Size: 318m<sup>2</sup> Terrace: 159m<sup>2</sup>





## Costa del Sol, Bel Air

Renovation Opportunity – Prime Bel Air Location

A rare chance to secure a villa with outstanding potential in the highly sought-after area of Bel Air, perfectly positioned between Estepona and Marbella.

Currently configured as a 3-bedroom, 3-bathroom villa, the property offers two spacious living areas, a kitchen with dining space, and excellent internal proportions ready for modernisation and reconfiguration.

Set on a mature plot with established gardens, the villa benefits from privacy and space, with scope to redesign the outdoor areas into a high-end lifestyle setting. Additional features include a private garage and driveway parking for up to 3 cars.

This is a true value-add project – ideal for investors or developers looking to create a contemporary villa in a strong resale or rental location. With the right renovation, this property has the potential to significantly increase in value and appeal to the mid-to-high end market.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Utility Room

### Views

Garden

### Pool

Private

### Garden

Private

### Category

Resale

### Orientation

East  
South  
West

### Setting

Close To Golf  
Close To Sea  
Close To Shops

### Furniture

Not Furnished

### Security

Entry Phone

### Climate Control

Air Conditioning  
Fireplace

### Condition

Renovation Required

### Kitchen

Fully Fitted

### Parking

Garage  
Private  
Open