



# STUNNING OFF-PLAN VILLAS FOR SALE IN BEL AIR | ESTEPONA

2,890,000 -  
3,290,000 €

Reference: 1123AMA Plot Size: 986m<sup>2</sup> - 1,125m<sup>2</sup> Build Size: 581m<sup>2</sup> - 590m<sup>2</sup> Terrace: 164m<sup>2</sup>





## Costa del Sol, New Golden Mile

**EXCLUSIVE DESIGN VILLAS FOR SALE ON ESTEPONA'S NEW GOLDEN MILE: MODERN ARCHITECTURE AND MEDITERRANEAN LIFESTYLE IN BEL AIR** In one of the most promising areas of the Costa del Sol, between Estepona and Marbella, a refined collection of 15 newly built villas is taking shape. These residences offer a perfect balance of architectural elegance and high-quality living, nestled in the peaceful residential enclave of Bel Air, just minutes from the sea, prestigious golf clubs, and all essential services. Thanks to their southwest orientation and expansive glass façades, every space is bathed in natural light throughout the day. The villas are spread across two floors plus a spacious basement, offering generous interiors and outdoor spaces designed for enjoying the Mediterranean climate in total privacy. The double-height living areas, with ceilings reaching up to six meters, create a unique sense of openness and modern sophistication.

**KEY FEATURES** • 15 newly built contemporary detached villas • 4 spacious bedrooms, all with en-suite bathrooms • Large open-plan living space with integrated kitchen • Double-height ceilings and panoramic floor-to-ceiling windows • Private pool with solarium and outdoor bar • Landscaped private gardens and covered terraces • Solarium with sea views (in selected units) • Customizable basement of over 230 m<sup>2</sup> • Private garage with direct access to the villa • Only 5 minutes from the beach and Estepona town center • Nearby Puerto Banús, golf courses, and international schools

**COMFORT, DESIGN, AND CUSTOMIZABLE SPACES** Each villa offers four spacious en-suite bedrooms and an open-plan living space that merges the living room, kitchen, and dining area into one fluid, modern environment. Finishes are high-end, with carefully selected materials ensuring both style and durability. Outside, each villa boasts a sleek lap-style private pool ideal for swimming or lounging, a poolside bar, lush landscaped gardens, and ample covered terraces and solarium—perfect for al fresco dining or relaxing sunsets. The 236 m<sup>2</sup> basement offers endless possibilities: a gym, home cinema, spa area, guest apartment, or family playroom. In addition, each property includes a private garage with direct access to the house.

**STRATEGIC LOCATION CLOSE TO EVERYTHING** The location is one of the major assets of these villas. Just a short drive from both Estepona and Puerto Banús, they are set in a quiet yet well-connected residential area, surrounded by top-tier golf courses and only 5 minutes from the golden beaches of the Costa del Sol. Nearby amenities include luxury hotels, renowned beach clubs, wellness centers, international supermarkets, and gourmet restaurants. Málaga International Airport is just 45 minutes away, making these properties ideal as a permanent residence or a high-end holiday home.

**A PRESTIGIOUS INVESTMENT IN THE HEART OF THE COSTA DEL SOL** These villas represent a rare combination of style, comfort, and functionality in a rapidly growing area. With modern architecture, flexible interiors, private gardens, and countless customization options, these homes offer an exclusive opportunity for those seeking refined living near the sea and nature. Contact us for more information, detailed floor plans, or to schedule a private viewing.