



# Detached Villa in Bel Air

Price € 2,550,000

|            |                     |
|------------|---------------------|
| Bedrooms   | 4                   |
| Bathrooms  | 4.5                 |
| Build Size | 359 m <sup>2</sup>  |
| Terrace    | 190 m <sup>2</sup>  |
| Plot Size  | 1593 m <sup>2</sup> |

## SETTING

- ✓ Close To Golf
- ✓ Close To Town
- ✓ Close To Shops
- ✓ Urbanisation
- ✓ Close To Sea

## CONDITION

- ✓ Excellent
- ✓ New Construction

## POOL

- ✓ Private

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Fireplace
- ✓ U/F Heating

## VIEWS

- ✓ Country
- ✓ Pool

## FEATURES

- ✓ Covered Terrace
- ✓ Storage Room
- ✓ Fitted Wardrobes
- ✓ Double Glazing
- ✓ Private Terrace
- ✓ Domotics

## FURNITURE

- ✓ Not Furnished

## KITCHEN

- ✓ Partially Fitted
- ✓ Kitchen-Lounge

## GARDEN

- ✓ Private

## SECURITY

- ✓ Electric Blinds
- ✓ Entry Phone

## PARKING

- ✓ More Than One
- ✓ Private

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Set on a generous private plot of 1,044.82 m<sup>2</sup>, this exceptional villa offers a refined balance between contemporary design, privacy, and effortless Mediterranean living in one of the most sought-after areas of the New Golden Mile.

With a total built area of 601.24 m<sup>2</sup>, including 359.29 m<sup>2</sup> of interior space, the property has been carefully designed to maximise light, space, and connection with its natural surroundings.

The villa features 4 spacious bedrooms and 4.5 bathrooms, each conceived as a private retreat. The upper level hosts elegant en-suite bedrooms with access to private terraces, where open views and natural light create a calm and sophisticated atmosphere.

On the main level, the home opens into a seamless open-plan living area where the lounge, dining space, and designer kitchen flow effortlessly together. Floor-to-ceiling windows connect the interior with the outdoor areas, creating a natural extension of the living space and allowing for a fluid indoor-outdoor lifestyle.

The outdoor areas are a key highlight of the property. With 131.24 m<sup>2</sup> of open terraces and 58.92 m<sup>2</sup> of covered terraces, the villa offers multiple spaces to relax, entertain, and enjoy the climate year-round. The private swimming pool of 47.25 m<sup>2</sup> becomes the focal point of the garden, surrounded by carefully landscaped areas designed for both privacy and comfort.

The kitchen is conceived as the heart of the home, combining functionality and design with high-end appliances, elegant finishes, and a layout that enhances both everyday living and entertaining.

Every detail has been selected to ensure quality and durability, from large-format porcelain flooring throughout the property to refined carpentry and carefully chosen materials that create a timeless and sophisticated aesthetic.

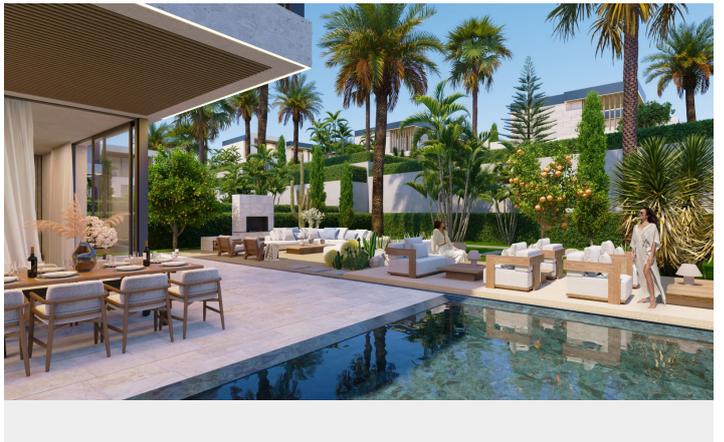
The villa also benefits from a private garage of 51.79 m<sup>2</sup>, as well as advanced systems that ensure comfort throughout the year, including underfloor heating, efficient climate control, and smart home integration.

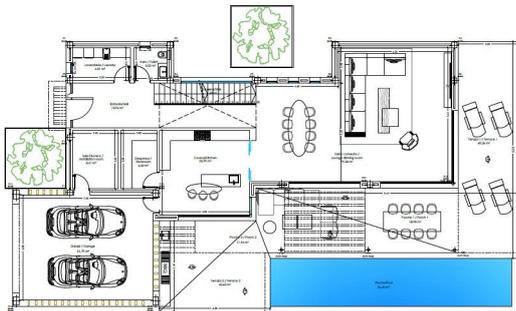
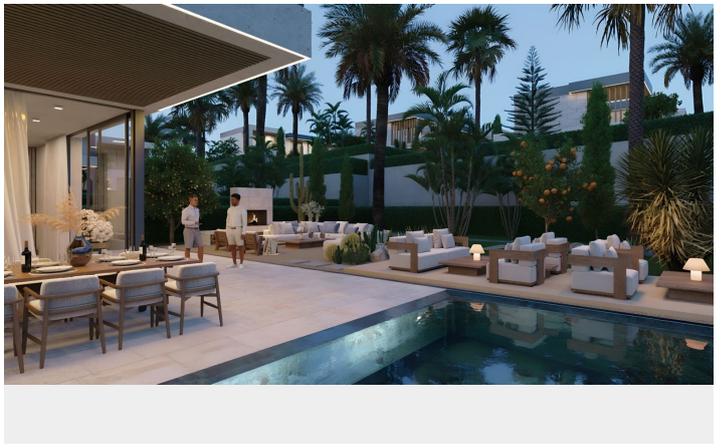
This property represents a unique opportunity to enjoy a contemporary lifestyle in a private setting, just minutes away from golf courses, beach clubs, and all essential services.

A home designed not just to live in, but to experience.

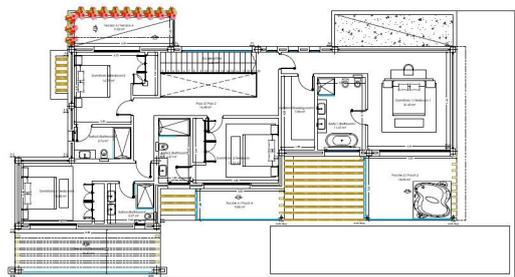
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# GALLERY





Planta Baja 175.54 m<sup>2</sup>



Planta Alta 183.72 m<sup>2</sup>



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