



# Detached Villa in Bel Air

Price **€ 1,100,000**

Bedrooms	3
Bathrooms	3
Build Size	318 m <sup>2</sup>
Terrace	159 m <sup>2</sup>
Plot Size	1629 m <sup>2</sup>

## SETTING

- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Sea

## ORIENTATION

- ✓ East
- ✓ South
- ✓ West

## CONDITION

- ✓ Renovation Required

## POOL

- ✓ Private

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Fireplace

## VIEWS

- ✓ Garden

## FEATURES

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

## FURNITURE

- ✓ Not Furnished

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Private

## SECURITY

- ✓ Entry Phone

## PARKING

- ✓ Garage
- ✓ Open
- ✓ Private

## CATEGORY

✓ Resale

---

### 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.

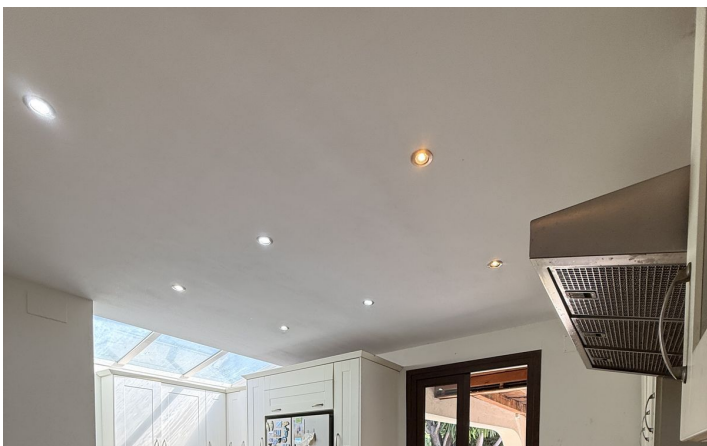
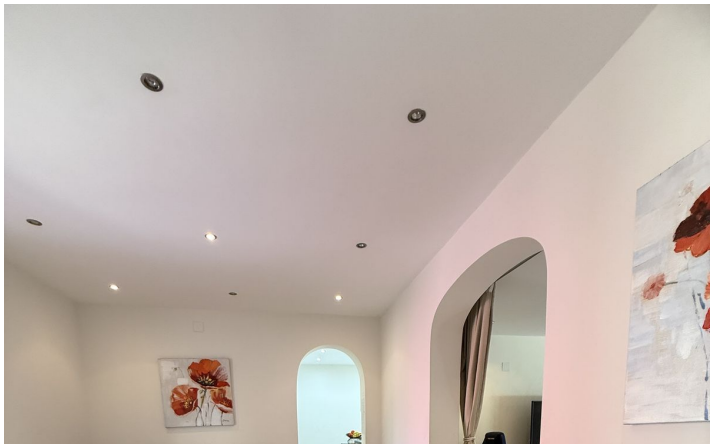
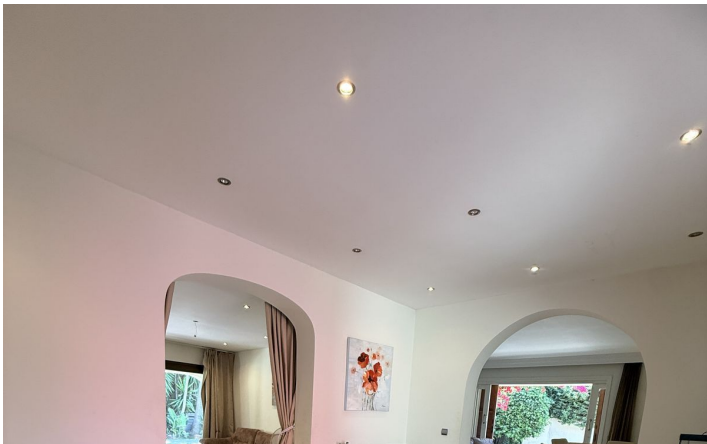
Currently configured as a 3-bedroom, 3-bathroom villa, the property offers two spacious living areas, a kitchen with dining space, and excellent internal proportions ready for modernisation and reconfiguration.

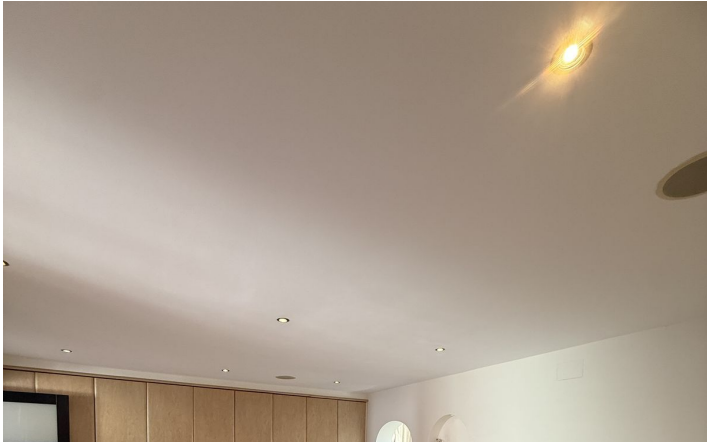
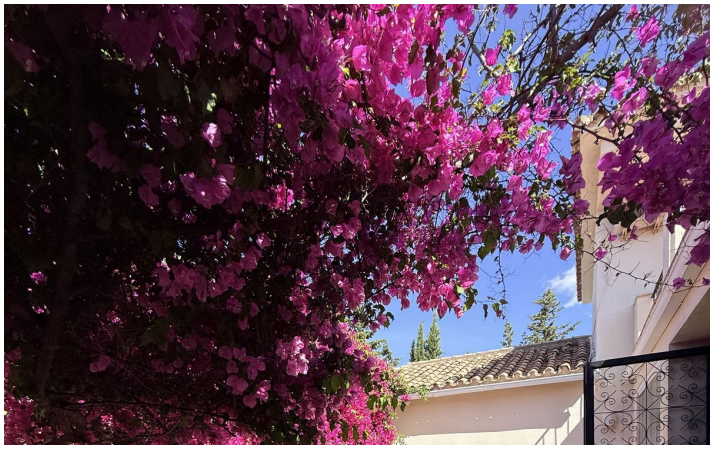
Set on a mature plot with established gardens, the villa benefits from privacy and space, with scope to redesign the outdoor areas into a high-end lifestyle setting. Additional features include a private garage and driveway parking for up to 3 cars.

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.

[View Property Online](#)

# GALLERY









---

ViVi Real Estate | Calle Almendralejo de Jarales 5 Mijas Costa, 29640

Tel: +34 672 816 975

Email: [sales@vivi-realestate.com](mailto:sales@vivi-realestate.com) | Web: [www.vivi-realestate.com](http://www.vivi-realestate.com)