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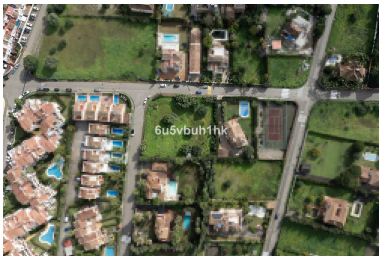
Land in Bel Air

Reference: R5305468



Bedrooms: by request
Bathrooms: by request
M² Build size:
Price: 415,000 €
Status: Sale
Property Type: Land
Parking places: by request
M² Plot Size: 1,230

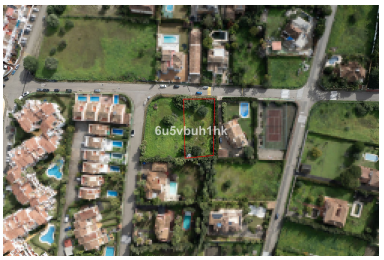












Overview:

Luxury Realty proudly presents an unparalleled opportunity to acquire a prime plot of land in Bel Air, one of the most prestigious and sought-after residential enclaves on the eastern stretch of Estepona. This generous 1,230 m² plot is not merely a piece of land; it is a blank canvas awaiting the creation of a truly bespoke, luxury detached villa, meticulously designed to your exact specifications and desires. Positioned in the heart of Southern Spain's coveted Costa del Sol, this location offers an idyllic fusion of serene privacy and exceptional connectivity, embodying the very essence of high-end Mediterranean living.

From the moment you envision your dream home, the practical advantages of this plot become apparent. Its perfectly flat and rectangular topography is a rare and invaluable asset, eliminating common architectural and construction challenges. This allows for unparalleled freedom in design, enabling architects to craft grand, uncompromised spaces and innovative layouts without topographical constraints. Imagine expansive, flowing interiors, dramatic architectural features, and sweeping driveways, all integrated seamlessly into a magnificent estate. With a buildability of 0.35%, the plot permits the construction of over 400 m² of exquisite living space, thoughtfully distributed over two primary floors, complemented by a substantial basement level. The basement, not computable within the buildability, offers limitless potential for bespoke luxury amenities, from a state-of-the-art home cinema and private spa to a climate-controlled wine cellar, fully equipped gym, or dedicated entertainment lounge, truly transforming your residence into a private resort.

The ample dimensions of the plot also promise a truly exceptional outdoor living experience. Envision a magnificent private swimming pool, perhaps an infinity edge blending with the azure sky, surrounded by meticulously landscaped gardens designed for year-round beauty and low maintenance. Extensive, sun-drenched terraces will provide perfect settings for sophisticated al-fresco dining, relaxed lounging, and grand entertaining, offering a seamless transition between indoor opulence and outdoor tranquility. The generous green spaces allow for custom features such as an outdoor kitchen, a charming pergola, or intimate seating areas, all under the glorious Mediterranean sun.

Location, without question, stands as one of this property's most compelling assets. Bel Air is renowned for its quiet, established environment, characterized by manicured streets and an air of understated elegance. Residents benefit from immediate access to world-class amenities, including the distinguished Bel Air Tennis Club, ensuring a lifestyle of leisure and well-being. Golf enthusiasts will revel in the proximity to several championship golf courses, such as Los Flamingos Golf and El Paraíso Golf Club, offering challenging play amidst stunning landscapes. The glistening beaches of the Costa del Sol, with their exclusive beach clubs and pristine sands, are just moments away, inviting you to embrace the quintessential coastal lifestyle.

Beyond the immediate vicinity, Bel Air boasts superb connectivity to the region's most vibrant hubs. A short drive will transport you to the glamorous marinas and designer boutiques of Marbella and Puerto Banús, where luxury knows no bounds. The charming, authentic Spanish town of San Pedro de Alcántara, with its bustling boulevards and traditional eateries, is easily accessible. Similarly, Estepona town centre, affectionately known as the "Garden of the Costa del Sol," offers a delightful blend of historic charm, vibrant culture, and a modern marina. This strategic position ensures that all essential services, from international schools and gourmet supermarkets to fine dining restaurants and premium healthcare facilities, are conveniently within reach.

Bel Air is an area experiencing thoughtful growth and development, seamlessly blending a sense of community with the promise of future appreciation. This equilibrium between privacy, quality of life, and strategic location makes this plot not only an outstanding choice for creating a dream residence but also a solid and intelligent investment in a continuously desirable market. Plots of this calibre – combining generous size, flat topography, optimal buildability, and an enviable location – are becoming exceptionally rare within this exclusive coastal strip. This represents a genuine, time-sensitive opportunity to secure a piece of prime real estate in one of the most attractive and burgeoning areas of the Costa del Sol.

Seize this unique moment to build the home you have always envisioned, a sanctuary that reflects your individual taste and provides an unparalleled lifestyle experience on the sun-drenched shores of Southern Spain. Luxury Realty is dedicated to assisting you in every step of this journey, transforming your vision into an exquisite reality.

In accordance with Decree 218/2005 of the Regional Government of Andalusia, the buyer is hereby informed that notary fees, registration fees, taxes (Property Transfer Tax, VAT, Stamp Duty), and other expenses related to the purchase are not included in the advertised price. No additional real estate brokerage fees are charged to the buyer.

Features: