

## Villa

Bel Air



Rooms: 4

Bathrooms: 5

M<sup>2</sup>: 571

Price: 2,500,000 €

Status: Sale

Property Type: Villa

Reference: R3914512

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Overview: Fantastic modern villa recently built, with the last technologies and best qualities, in the well know urb. of Bel air, near to Villa Padierna and some of the best golf courses of the area and at just few minutes of Costalita beach and of all the serviceies such as Supermarkets (Lild, Mercadona, Supersol), pharmacy, banks, petrol station, restaurants at walking distance and driving, and at just 5 min driving to Puerto Banus and 8min to Estepona. The villa has 3 floors, the main entrance gives access to a hall, a bathroom and a wide and bright lounge and dinning room area with an open plan kitchen with an island and fully fitted with the best appliance, Siemens brand and integrated cupboards in the walls giving a sense of continuity, with very high ceilings and windows form floor to ceiling with sliding doors, and access to the outdoor area form all of them, letting the light come in and enjoying the views. There is a big office which can be used as a room, with also direct access to the terrace and the pool, which is salt infinity one of 15x5 meters, and with incredible sea views, there are also an outside dinning area and an outside kitchen and BBQ area at the terraces, and access to the gardens and an orchard area. At the first floor when you up by the open style stairs to give more light, you get the main bedrooms with dressing room and ensuite bathrrom with walking shower and private terrace with amazing views of the pool, sea, and mountain panoramic,

through the corridor you get to another 2 guest bedrooms with fitted wardrobes and access to a shared terrace with same views, and there is a bathroom at the end of the corridor also. The big windows of the first floor have a special layer that allows you to see the outside but prevents you from being able to see inside from the outside, giving maximum privacy. Down to the basement, we have the leisure area, with a complete gym, jacuzzi, finish sauna, and a incredible cinema room, and another wide bedroom which is used right now as office. there is a laundry room, another room with all the boilers and machinery of the house, and another big room which is used as really big storage room but can be converted in another bedroom. It has a carport for 2 cars, which can be covered by a pergola. All the house has a led light system with colour change, also electric stores and outside chimney of Ethanol. It has hot and cold iarco system by Nibe system and underfloor heating in the whole house. Solar panels for electricity and hot water. There is safe and security systems installed with 24 hours connected cameras and alarm system so it is very secured and quiet.

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Features:

Pool, Air conditioning, None, Sea views, None, None, None, Parking, Golf, None, None, None, None