

A close-up photograph of a waterfall cascading into a swimming pool. The water is clear and blue, creating a sense of freshness and tranquility. The pool's edge is lined with blue mosaic tiles. In the background, the ocean stretches to the horizon under a clear blue sky.

VILLA ARMONÍA
— LUXURY AND SERENITY —

BEL-AIR URBANIZATION

Bel Air is located in the East of Estepona, North of Concelada.

The area has a great access on the N-340 road and is well connected with shopping centres and nearby beaches. Also, Bel Air really does enjoy a great location halfway between Estepona and Puerto Banus.

There are many luxury hotels, such as Hotel Villapadierna, as well as emblematic golf courses: Los Flamings, Atalaya and the Real Club de Golf Guadalmina.



VILLA ARMONÍA

PLOT: 1.116 sqm | **BUILT:** 874 sqm | **BEDROOMS:** 5 | **BATHROOMS/TOILETS:** 4/1
INTERIOR: 328 sqm | **TERRACES:** 288 sqm | **BASEMENT:** 257 sqm

Contemporary villa of pure lines. The white colour plays the main role looking to bring luminosity to the house, and together with wooden details, to utter quality. Some white stone elements enhances its volume. **Few natural details such as water and vegetation are integrated in order to outline the villa's intimacy with the environment.**

Entering the house, the double height living room, the lounging area, the kitchen and the dining room are linked together. **The living room faces the infinity pool with an integrated chill out area.** Among the outdoor spaces a barbecue and a hammocks area stands out where the outside breeze can be fully enjoyed under the shade.

On the upper level, the master bedroom takes a full wing, leaving the other wing reserved for two other en suite bedrooms. The wings are separated by the double height with a connecting gallery between them.

On the lower level, the basement reveals a garage, an office, a laundry room, one bedroom, a gym and an open plan game room. Sunken courtyards are conceived to indulge light and natural ventilation in these spaces.

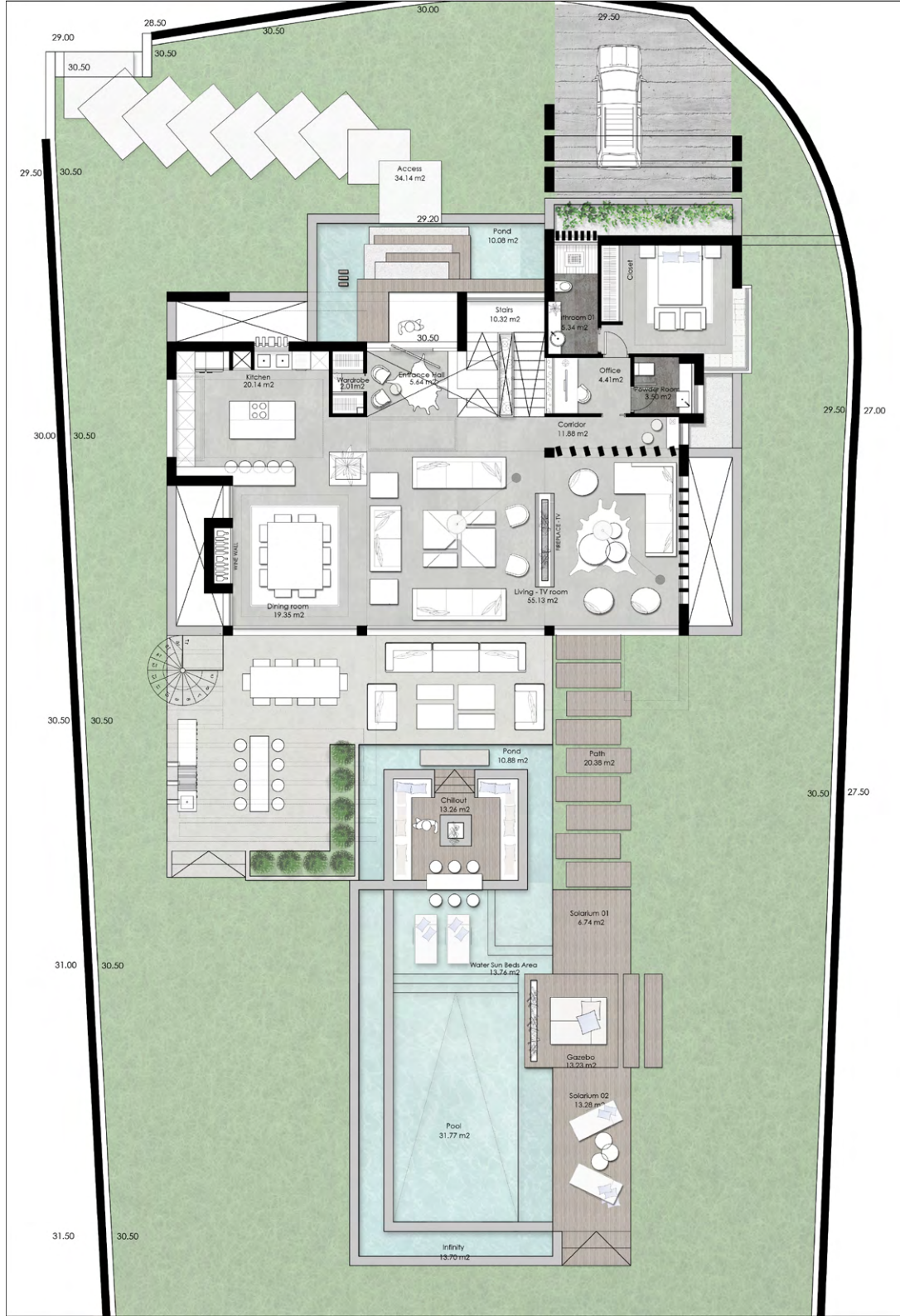
The deck can be easily crossed over allowing to enjoy the sun and the views.



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VILLA ARMONÍA

GROUND FLOOR



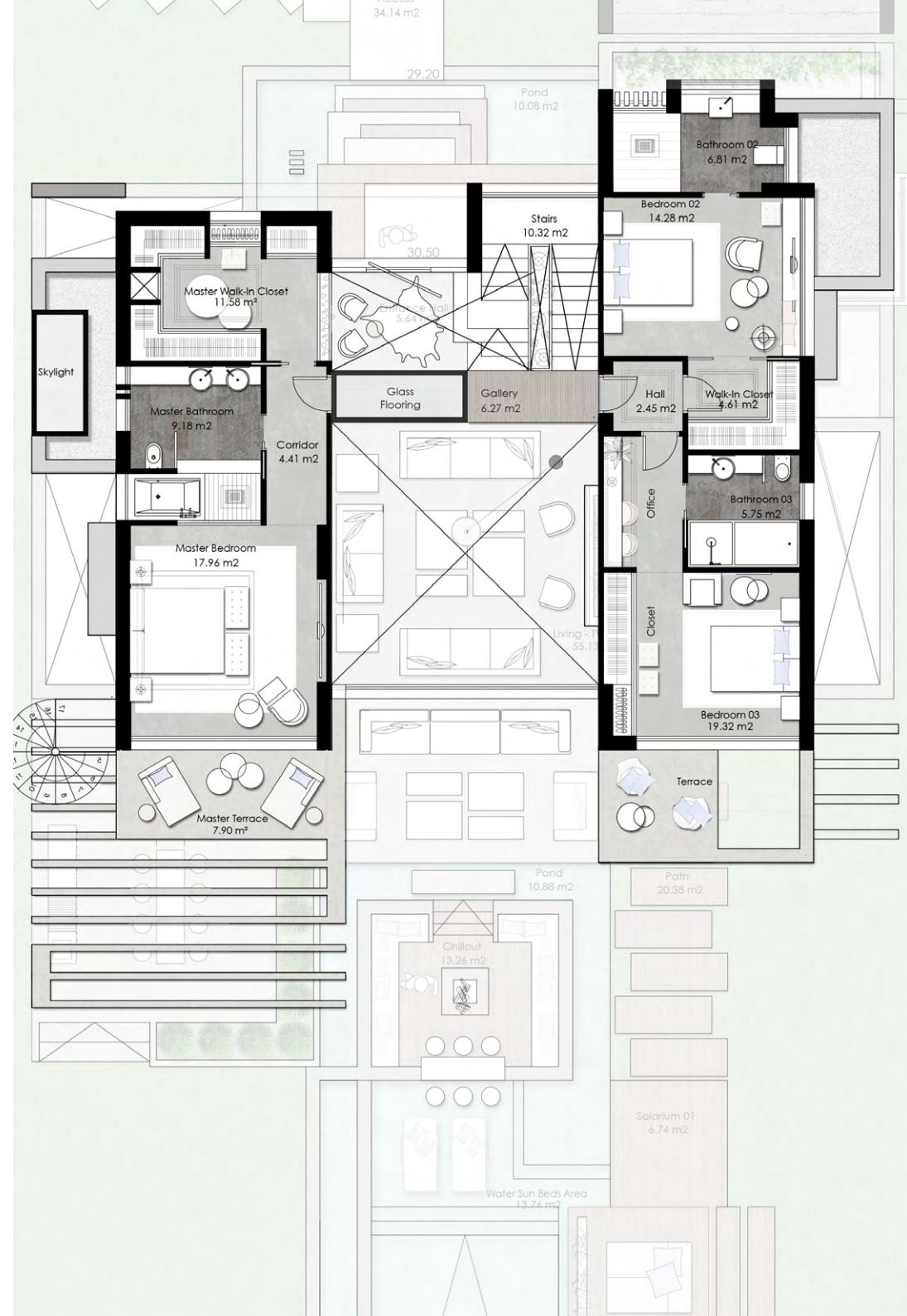
AREAS		COVERED TERRACE	UNCOVERED TERRACE	TOTAL TERRACE
INTERIOR AREA	179.05 sqm			
EXTERIOR AREA	00.00 sqm	70.03 sqm	32.77 sqm	102.08 sqm
TOTAL	179.05 sqm			



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VILLA ARMONÍA

FIRST FLOOR



AREAS

		COVERED TERRACE	UNCOVERED TERRACE	TOTAL TERRACE
INTERIOR AREA	131.75 sqm			
EXTERIOR AREA	00.00 sqm	17.21 sqm	00.00 sqm	17.21 sqm
TOTAL	131.75 sqm			



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VILLA ARMONÍA

BASEMENT



AREAS		COVERED TERRACE	UNCOVERED TERRACE	TOTAL TERRACE
INTERIOR AREA	257.58 sqm			
EXTERIOR AREA	00.00 sqm	00.00 sqm	18.27 sqm	18.27 sqm
TOTAL	257.58 sqm			

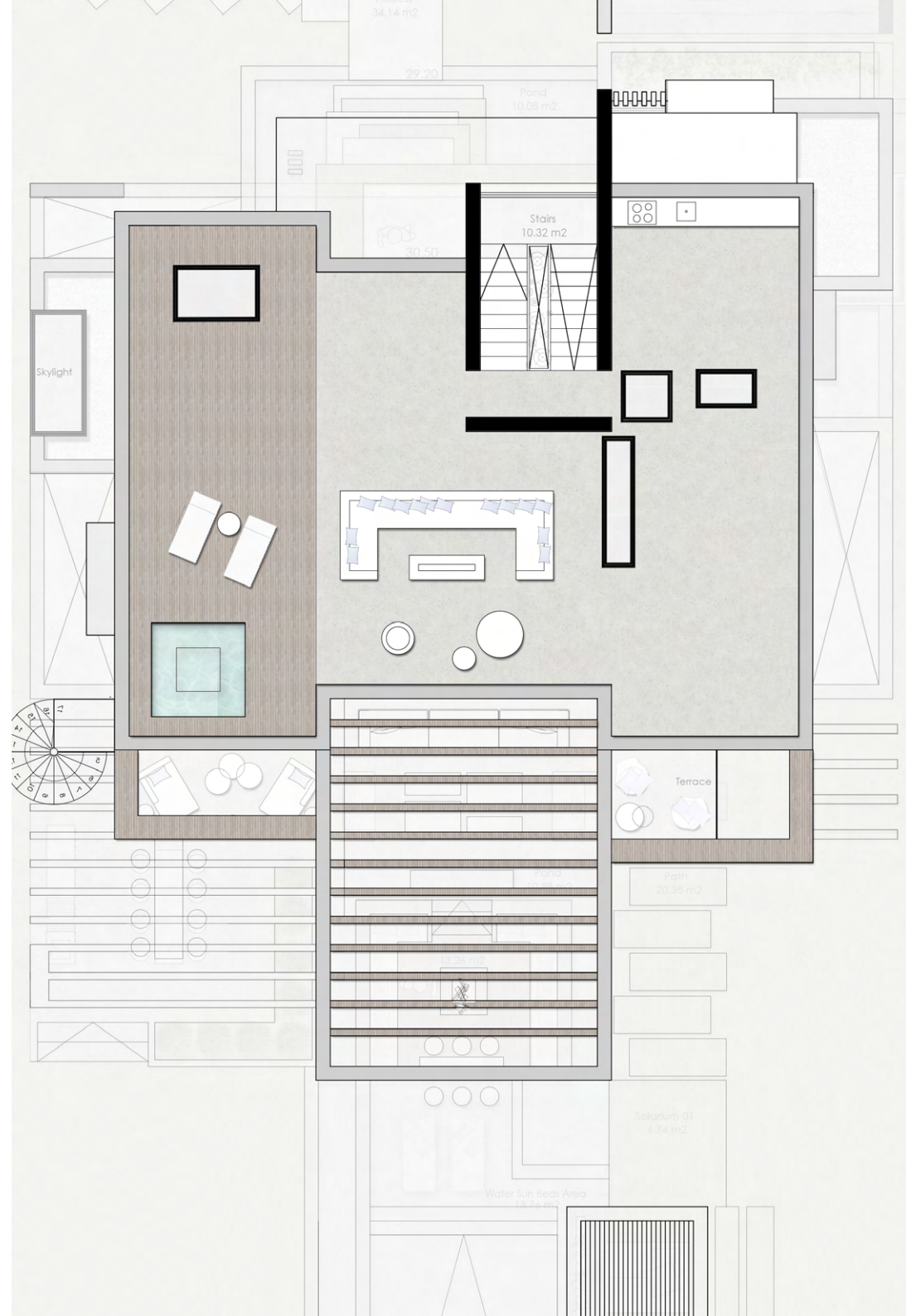
*COMMERCIAL PROPOSAL ONLY, BASEMENT IS DELIVERED OPEN-PLAN.



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VILLA ARMONÍA

ROOFTOP



AREAS		COVERED TERRACE	UNCOVERED TERRACE	TOTAL TERRACE
INTERIOR AREA	17.02 sqm			
EXTERIOR AREA	00.00 sqm	00.00 sqm	150.14 sqm	150.14 sqm
TOTAL	17.02 sqm			



VILLA ARMONÍA

FINAL ECONOMIC PROPOSAL · 5 BEDROOMS VILLA · 1,200,000€ (VAT Not Included)



