



## GROUND FLOOR APARTMENT 2 BEDROOMS 2 BATHROOMS IN BEL AIR

Bel Air

**REF# R5049010 – 387.000€**

2  
Beds

2  
Baths

178 m<sup>2</sup>  
Built

33 m<sup>2</sup>  
Terrace

???? Prime location in the Golden Triangle – Just minutes from Puerto Banús, Marbella, and Estepona. Built area: 178 sqm | 2 en-suite bedrooms | 2 bathrooms | Elevated ground floor | Private garden (80?sqm) Looking for a home that offers space, privacy, and comfort in one of the most sought-after areas of the Costa del Sol? Discover this spectacular apartment Bel Air, an exclusive development located in the heart of the New Golden Mile. ? Property Highlights: • The largest layout in the entire complex: 178?sqm built • 2 spacious en-suite bedrooms with fitted wardrobes • Master bedroom with direct access to porch and private garden • 80?sqm elevated garden, 2 meters above communal areas — complete privacy • Direct access to the communal pool and gardens • Bright and airy living room, southeast facing • Large open-plan kitchen with separate laundry room • Triple orientation (north, south, and west) – full natural light throughout the day ???? Features & Extras: • Underfloor heating in both bathrooms • Centralized hot/cold air conditioning • Exterior private parking space included • Secure community with landscaped gardens, resort-style pool, showers and restrooms ???? Excellent Location: • ???? Supermarket and restaurants – 700?m • ????? Saladillo Beach – only 1.4?km • ???? Bus stop – 650?m • ? Golf courses – less than 3?km • ???? Short drive to Puerto Banús, Marbella and Estepona A unique opportunity to live in style, privacy and comfort on the Costa del Sol Perfect as a main residence, a second home, or a high-yield rental investment. We inform

you that our agency fees are already included in the sale price, so you do not have to pay any fees for management or real estate advice. In compliance with Andalusian Regional Government Decree 218/2005 of October 11, we inform you that notary, registry, property transfer (ITP), and other expenses inherent to the sale are not included in the price. The information provided is for guidance only, is not binding, and has no contractual value. The offer is subject to errors, changes in price, availability, and/or withdrawal from the market without prior notice. This information may have been modified but has not yet been incorporated. We suggest you contact the company to obtain the latest information and/or confirm the information provided here.





