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BEL AIR

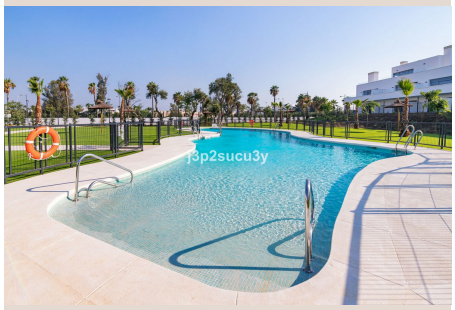
from 443,000 €

REFERENCE R5332453

Brand New Luxury Apartment in Acqua Garden, Bel-Air, Estepona – A Premier Offering by Luxury Realty

2	2	97 m²	20 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Luxury Realty proudly presents a truly magnificent and unique opportunity to be the very first resident of this exquisite, unfurnished apartment. Nestled within Acqua Garden, an exclusive, newly built residential complex slated for completion in 2025, this property redefines modern coastal living. Located in the highly sought-after area of Bel-Air, Estepona, in the heart of Southern Spain's sun-drenched Costa del Sol, it offers unparalleled access to both the vibrant energy of Estepona and the glamorous allure of Puerto Banús.

Acqua Garden stands as a testament to contemporary design and luxurious convenience. This fully gated community ensures peace of mind with 24-hour security, providing a safe and tranquil environment for all residents. The complex boasts a comprehensive array of world-class amenities designed to enhance every aspect of your lifestyle, including a sparkling swimming pool perfect for cooling off on warm days, a state-of-the-art gym for your fitness routine, beautifully landscaped gardens for serene strolls, a dedicated coworking space for productivity, and pleasant internal walkways that encourage a sense of community and relaxation.

The Exquisite Apartment: Design & Features

This meticulously designed apartment distinguishes itself with both its prime position within the complex and its thoughtful layout. Situated on the first floor, it offers serene views of a lush park and is uniquely positioned adjacent to a peaceful decorative pond. This strategic placement ensures a tranquil living experience, keeping you wonderfully secluded from the livelier pool area, while still being just moments away from all community amenities. The apartment's coveted west-facing orientation guarantees an abundance of natural light, allowing you to bask in the glorious Spanish sunshine from midday through to breathtaking sunsets – perfect for evening relaxation on your private terrace.

Luxurious Interior Layout

The interior living spaces are crafted for comfort and elegance. The master bedroom is a true sanctuary, featuring an en-suite bathroom, a spacious walk-in wardrobe for ample storage, and a modern shower. The second well-appointed bedroom is served by a separate bathroom, which includes a relaxing bathtub, offering flexibility and comfort for guests or family members. The heart of the home is a spacious and remarkably bright living-dining area, seamlessly integrated with an open-plan kitchen. This contemporary design fosters a welcoming atmosphere, ideal for both everyday living and entertaining. Large, expansive windows effortlessly connect the indoor living space to a generous 20 m² covered terrace, which serves as a superb extension of your home – an idyllic spot for al-fresco dining, a quiet reading nook, or simply unwinding amidst the gentle breeze.

Unparalleled Comfort & Modern Efficiency All Year Round

This property is engineered for maximum comfort and energy efficiency, integrating state-of-the-art systems:

- **Underfloor Heating:** Experience luxurious warmth and comfort underfoot in both bathrooms, creating a spa-like ambiance, especially during cooler months.
- **Aerothermal System:** For highly efficient hot water generation, this advanced system significantly reduces energy consumption and your carbon footprint, reflecting a commitment to sustainable living without compromising on comfort.
- **Air Conditioning (Hot/Cold) with Airzone System:** Enjoy perfect climate control year-round. The innovative Airzone system allows for independent temperature management in each room, ensuring personalized comfort for every occupant and optimizing energy usage.

Prime Location: Bel-Air, Estepona – The Heart of the Costa del Sol

This apartment boasts an unbeatable location, placing you at the nexus of convenience and luxury in Southern Spain:

- Strategically situated just 14 km from the cosmopolitan city of Marbella, 8 km from the glamorous marinas of Puerto Banús, and 8 km from the charming, rapidly developing town of Estepona.
- Excellent connectivity, with Málaga–Costa del Sol Airport a mere 50-minute drive away, facilitating easy international travel.

Local Conveniences & Culinary Delights

Everything you need for daily life is within a short walking distance. Reputable supermarkets such as Mercadona and Lidl, a pharmacy, a well-equipped gym, banking facilities, and an array of inviting cafés are all at your doorstep. The area is also a gourmand's paradise, offering a wide variety of dining options to suit every taste, from prestigious restaurants like Vovem and Exe Estepona Thalasso & Spa to charming beach clubs such as Antigua Beach Club, and the exclusive fine dining at Villa Padierna Palace Hotel. You'll find traditional steakhouses, lively Irish pubs, delightful Italian ice cream parlours, and diverse international cuisine, ensuring an endless culinary journey.

World-Class International Schools Nearby

For families, the proximity to several renowned international schools is a significant advantage, ensuring access to top-tier education:

- Queens British Grammar School
- Laude San Pedro International College
- San José International School
- Atalaya International School
- Swans International School
- Aloha College Marbella

Discover Bel-Air, Estepona: A Harmonious Blend of Tradition and Modernity

Bel-Air, Estepona, is a captivating residential area that perfectly encapsulates the essence of the Costa del Sol, combining the serene atmosphere of a traditional Andalusian village with the sophisticated amenities of modern luxury developments. Its strategic location, precisely positioned between the vibrant hubs of Marbella, Puerto Banús, and Estepona, makes it an exceptionally desirable address in Southern Spain. Residents benefit from having all essential services conveniently within walking distance – including supermarkets, a diverse range of restaurants, pharmacies, banks, and charming cafés – fostering a lifestyle of utmost ease and accessibility.

Beyond daily necessities, Bel-Air offers proximity to prestigious international schools, making it an ideal choice for families seeking quality education. The area boasts easy access to peaceful, uncrowded beaches complemented by a picturesque

promenade, perfect for leisurely strolls or invigorating morning runs. For golf enthusiasts, the surrounding landscape is dotted with world-class golf courses, providing ample opportunities to enjoy the sport year-round under the Mediterranean sun. With excellent road connections to the wider region, Bel-Air is truly an ideal location, whether you are seeking a permanent family home or a luxurious second residence on the breathtaking Costa del Sol.

Contact Luxury Realty today for more detailed information or to schedule a private viewing of this exceptional property. Seize the opportunity to embark on a new chapter of sophisticated living in Acqua Garden.

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## Details

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| Reference | R5332453 | Property Type | Apartment |
| Status | Sale | Price | from 443,000 € |
| Bedrooms | 2 | Bathrooms | 2 |
| Build size | 97 m² | Plot Size | – |
| Terrace | 20 m² | Parking places | by request |

## Features

New development, Pool, Air conditioning, Sea views, Private garden, Lift, Alarm system, 24H Security, Parking, Holiday Home, Investment, Resale

## Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

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