



**Property type :** Plot

**Location :** Bel Air

**Bedrooms :** 0

**Bathrooms :** 0

**Swimming pool :** No

**Orientation :** East

**Views :** Sea views

**Plot area :** 1656 m<sup>2</sup>

✓ close to shops

✓ Close to golf

✓ Close to sea

✓ Golf property

1,656 m<sup>2</sup> Plot in Bel Air – Prime Location, Ideal for a Luxury Villa

Unique investment opportunity in one of the most promising areas of the Costa del Sol. This urban plot of 1,656 m<sup>2</sup> is located in the prestigious residential area of Bel Air, between Estepona and Marbella, just minutes from essential services and surrounded by high-end properties.

Prime Location:

Only 8 minutes by car from Estepona and 5 minutes from Puerto Banús

Just 10 minutes walking distance to the beach

Close to supermarkets such as Mercadona and Lidl, as well as restaurants, pharmacies, and international schools

Surrounded by some of the best golf courses on the Costa del Sol, including Los Flamingos Golf and El Paraíso Golf Club

Within walking distance of the Bel Air Tennis and Padel Club

Building Potential:

Buildable height of up to 7 meters, allowing for a two-storey villa plus terraces

Buildability: 0.35

Occupancy: 25%

Located in a rapidly developing area with numerous luxury villas under construction, significantly increasing the value of the land

This plot is an excellent choice for investors or those looking to build their custom luxury home in a quiet, well-connected, and highly sought-

after area

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Contact us today for more information or to schedule a visit.

