



## Residential Plot for sale in Bel Air, Estepona

640,000 €

Reference: R5128780 Plot Size: 1,656m<sup>2</sup>







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## Costa del Sol, Bel Air

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



## Features:

### Orientation

East  
South  
West

### Views

Sea  
Mountain  
Panoramic

### Setting

Close To Golf  
Close To Sea  
Close To Shops  
Close To Town

### Category

Investment  
Golf  
Resale