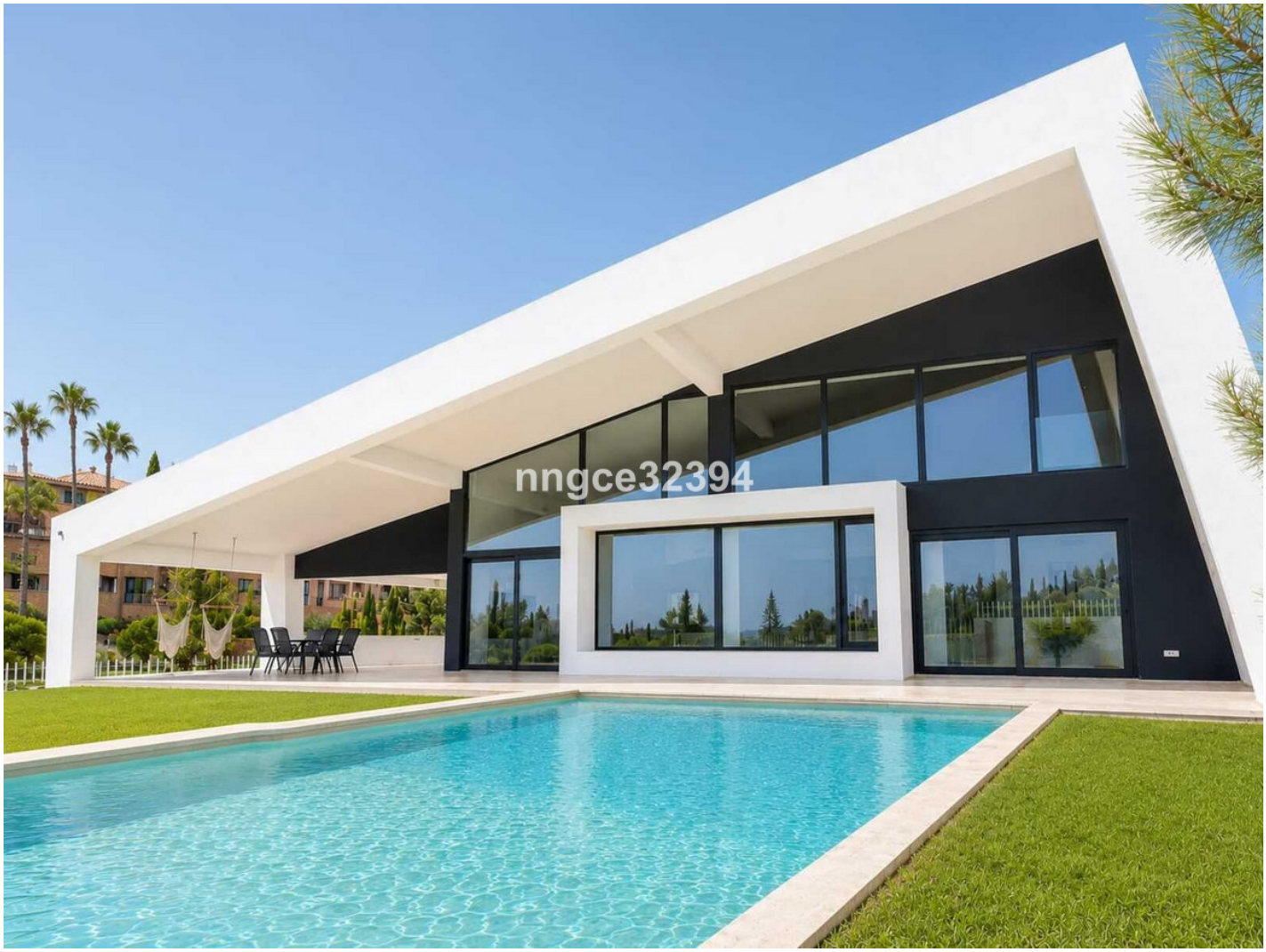
+34 952 163 979

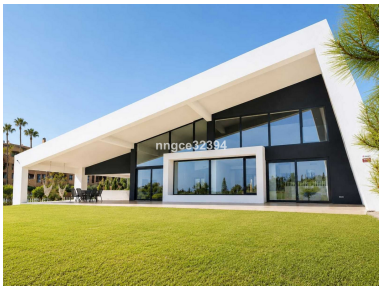
info@goldensunset.es

Villa in Bel Air, Estepona

Reference: R1045



Bedrooms: 5	Bathrooms: 2	M²: 411	Price: 1,990,000 €
Status: Sale	Property Type: Villa	Parking places: 1	Printing day : 23rd October 2026



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Overview:A finalist in the Málaga Architecture Awards, this exceptional residence offers a rare combination of architectural excellence, remarkable engineering and outstanding future potential in one of the Costa del Sol's most sought-after locations.

Designed by architect Marcos Tamagnone, this exceptional villa combines striking contemporary architecture, intelligent engineering, sustainability and outstanding everyday comfort.

Occupying a private, elevated south-facing plot in the exclusive residential area of Cancelada-Bel Air, within the Costa del Sol's prestigious Golden Triangle, the villa enjoys beautiful open sea views, exceptional privacy and abundant natural light. Just five minutes from the Blue Flag beaches of Marbella's New Golden Mile, it offers effortless access to Marbella, Puerto Banús, championship golf courses, international schools, beach clubs, restaurants, supermarkets, padel and tennis clubs.

Unlike many contemporary homes, every element has been thoughtfully designed to combine bold architecture with exceptional everyday livability. The distinctive rotated white concrete structure maximizes winter sunlight while naturally reducing summer heat, creating an elegant passive solar design with outstanding energy efficiency.

Inside, soaring ceilings, dramatic floor-to-ceiling glazing and expansive open-plan living areas create a wonderful sense of light, space and seamless indoor-outdoor living.

Designed to Evolve with You

The villa offers an exceptionally flexible layout that can easily adapt to changing lifestyles.

The entire upper floor is dedicated to an impressive principal suite featuring elevated sea views, a spacious sitting area, an elegant walk-in dressing room and a luxurious spa-inspired, glass-enclosed en-suite bathroom positioned to enjoy the views—even while relaxing in the bath.

Adjacent to the suite, a substantial open loft currently serves as a stylish home office and lounge but could equally become an additional bedroom, library, wellness studio or cinema.

The main level offers two generous bedrooms together with spacious open-plan living, dining and kitchen areas designed for effortless entertaining.

A separate family room provides further flexibility and could easily become an additional bedroom, office, gym or studio. Professional architectural concepts demonstrate how this space can be enclosed while preserving the villa's signature openness and natural light.

The generous plot also offers excellent scope for further enhancement. Subject to the necessary permissions, buyers may wish to create guest accommodation, additional leisure spaces or expand the existing home.

For those wishing to complete the outdoor lifestyle, the current owner is willing to install a bespoke swimming pool, subject to agreed purchase terms and specifications.

Built to a Standard Rarely Found

This villa was designed with equal emphasis on engineering, longevity and performance.

Constructed using a solid reinforced concrete structure with no plasterboard walls, it offers exceptional structural integrity, durability and acoustic performance.

Additional features include:

Geothermal heating and cooling
Underfloor heating with individual room controls
High-efficiency solar panels with battery backup
A-rated energy efficiency
Advanced thermal and acoustic insulation
Quadruple-glazed security windows
Premium travertine stone detailing
Large-format Marazzi porcelain flooring
Iroko hardwood detailing
Premium designer finishes throughout
Exceptional Outdoor Living

Expansive terraces and beautifully landscaped gardens have been designed to maximize privacy, sunshine and year-round Mediterranean living.

Whether enjoying morning coffee overlooking the sea or entertaining beneath the stars, every outdoor space embraces the very best of the Costa del Sol lifestyle.

An Architectural Residence Unlike Any Other

Architectural excellence. Exceptional construction. Intelligent engineering. Sustainable technology. Flexible living.

This is far more than another contemporary villa—it is a truly distinctive architectural residence for buyers seeking exceptional design, superior construction quality and a home unlike anything else currently available on the Costa del Sol.

Please note: Some images have been professionally designed to illustrate the lifestyle and design potential of the property. Pool visualizations are for illustrative purposes only. The seller is willing to install a bespoke swimming pool, subject to agreed terms and specifications.

Features:

Resale, Air conditioning, Heating, Storage room, Alarm system, 24H Security, Sea views, Private garden, None, Pool, None, None, Golf, Close to schools, Parking