



VILLA ESPERANTO

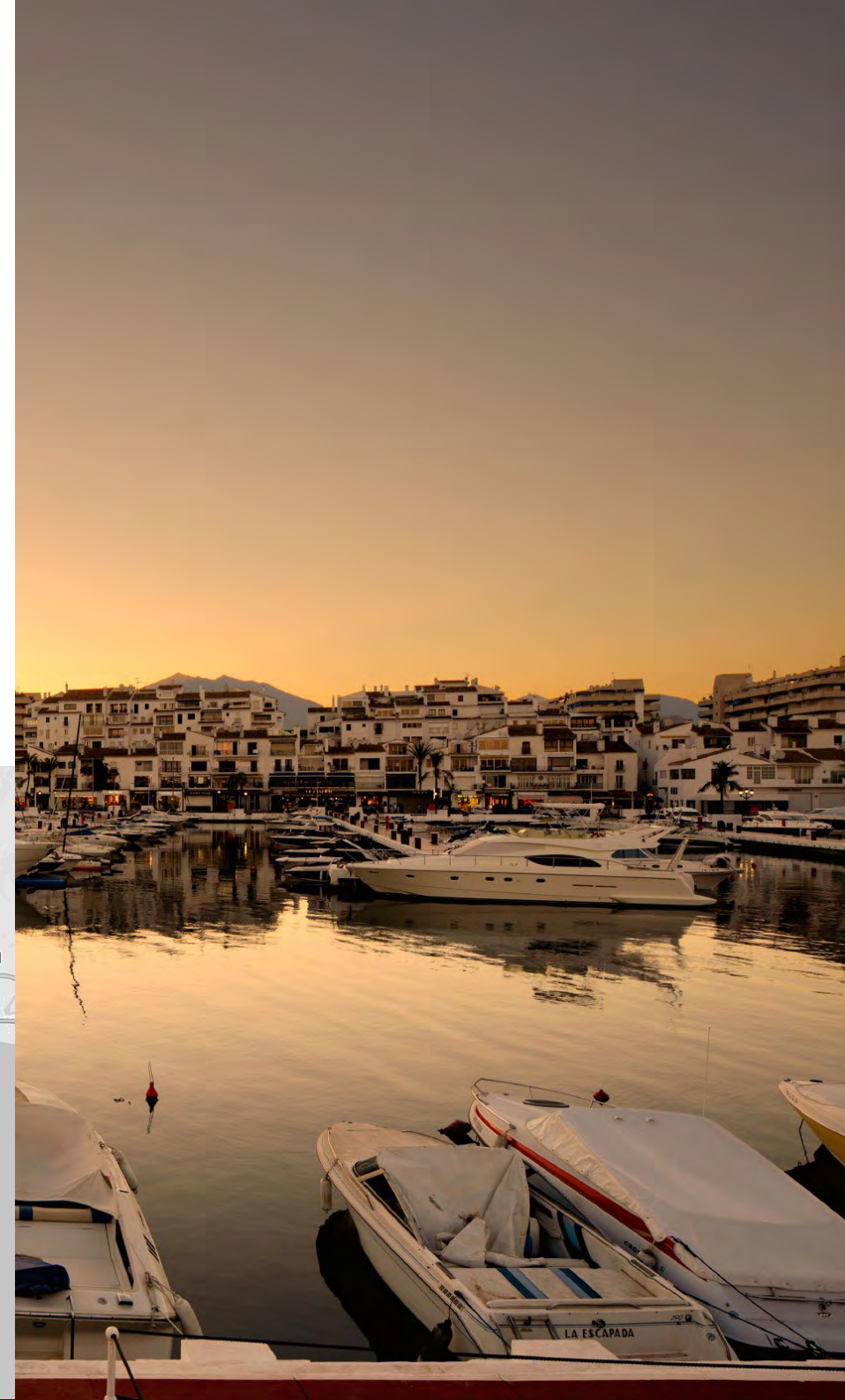
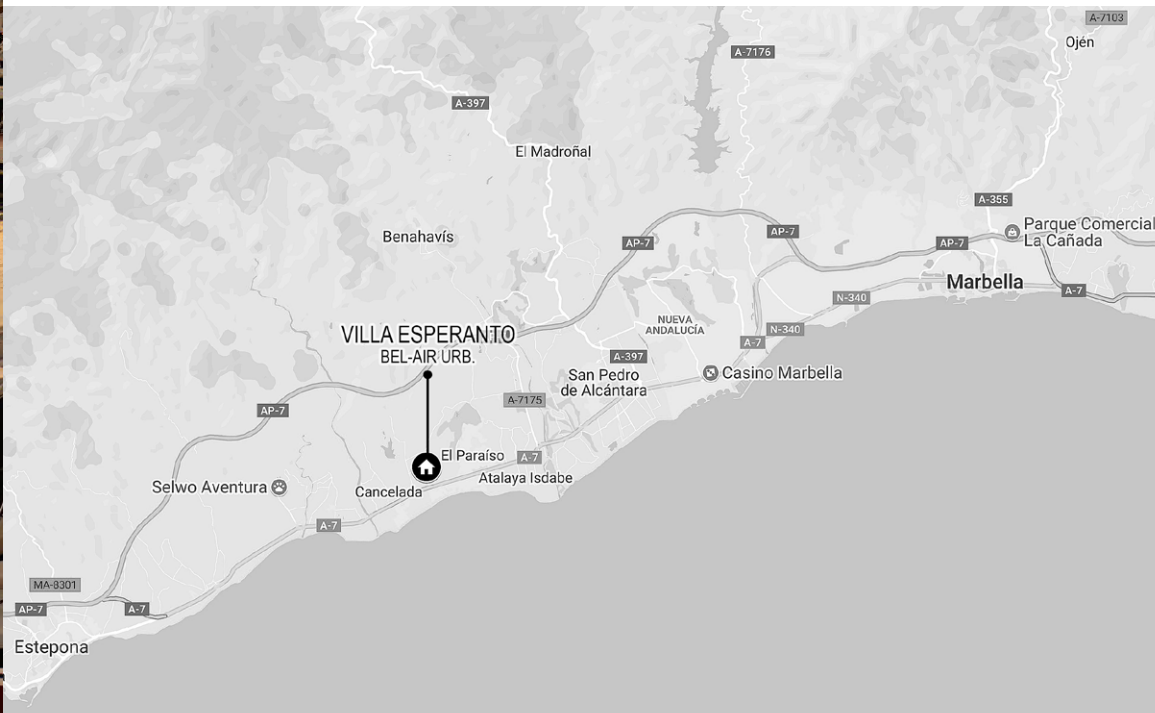
— THE LUXURY AT YOUR HANDS —

BEL-AIR URBANIZATION

Bel Air is located in the East of Estepona, North of Concelada.

The area has a great access on the N-340 road and is well connected with shopping centres and nearby beaches. Also, Bel Air really does enjoy a great location halfway between Estepona and Puerto Banus.

There are many luxury hotels, such as Hotel Villapadierna, as well as emblematic golf courses: Los Flamings, Atalaya and the Real Club de Golf Guadalmina.



VILLA ESPERANTO

PLOT: 1.300 sqm | **BUILT:** 743,58 sqm | **BEDROOMS:** 4 | **BATHROOMS:** 4
INTERIOR: 299,09 sqm | **TERRACES:** 282,77 sqm | **BASEMENT:** 161,72 sqm

The design of this villa originates from a classical symmetry reinterpretation. **Brings to life a double height porch that recalls of monumental buildings during classical Rome.** This rotund element framed by natural black stone outlining a minimalist effect.

The entrance facade, to the north, is a reflection of the south facade. **A double height access door and covered with the same black natural stone opens the access to the house.** Concrete is used for the rest of the facade while the wooden elements are incorporated to provide warmth. **Water also plays a leading role in both facades,** incorporating ponds whose reflections provide an interplay of light while contributing comfort and freedom of movement.

On the ground floor, kitchen, dining room, living room with double height, a closet and toilet distributed in open plan are led by the staircase of double exempt section, as a sculpture to the first floor gallery.

The first floor is divided into two wings, one with two bedrooms and shared bathroom, and another where the master bedroom with double dressing room and en suite bathroom is located. A wooden gallery connects them both. **A skylight on the staircase illuminates naturally, this incredible atrium.**



The images and information shown are for illustration purpose only, non-binding and compliant with the preferences of the client.

VILLA ESPERANTO

GROUND FLOOR

AREAS		COVERED TERRACE	UNCOVERED TERRACE	TOTAL TERRACE
INTERIOR AREA	165,89 sqm			
EXTERIOR AREA	00.00 sqm	79,32 sqm	139,76 sqm	217,07 sqm
TOTAL	165,89 sqm			



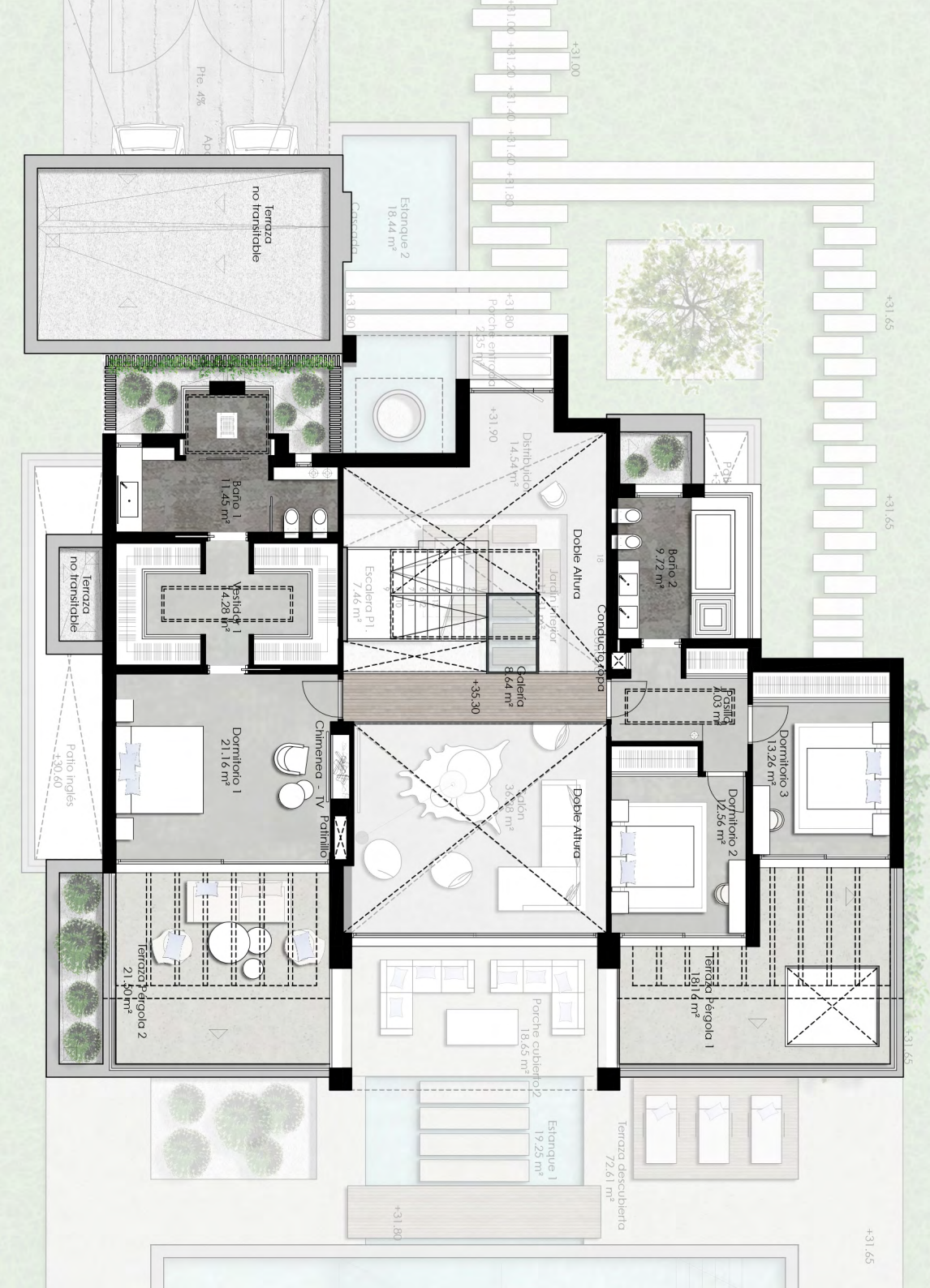


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VILLA ESPERANTO

FIRST FLOOR

AREAS		COVERED TERRACE	UNCOVERED TERRACE	TOTAL TERRACE
INTERIOR AREA	133,20 sqm			
EXTERIOR AREA	00.00 sqm	37,18 sqm	8,11 sqm	45,29 sqm
TOTAL		133,20 sqm		



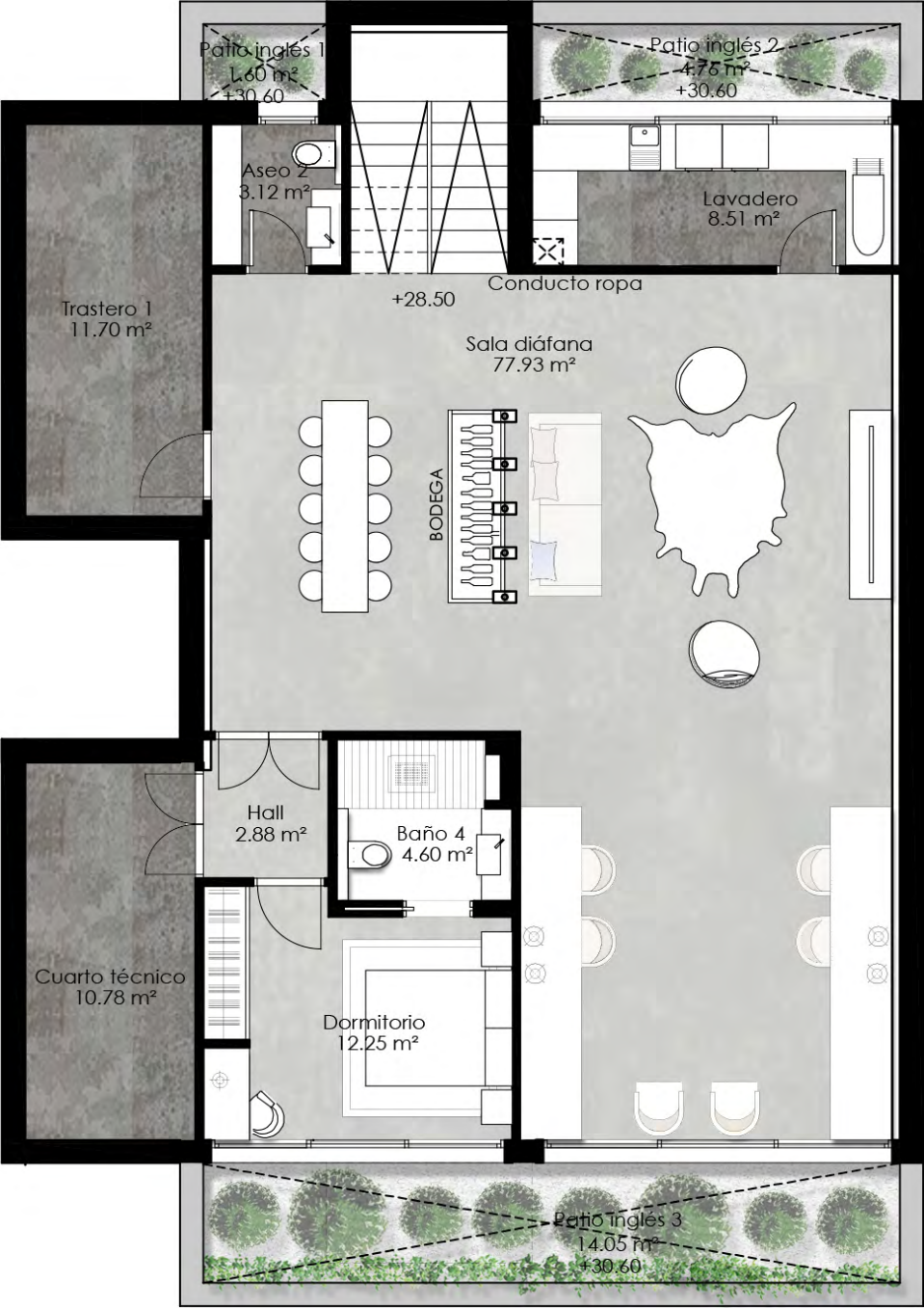


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VILLA ESPERANTO

BASEMENT

AREAS		COVERED TERRACE	UNCOVERED TERRACE	TOTAL TERRACE
INTERIOR AREA	161,72 sqm			
EXTERIOR AREA	00.00 sqm	00.00 sqm	20,41 sqm	20,41 sqm
TOTAL	161,72 sqm			



*COMMERCIAL PROPOSAL ONLY, BASEMENT IS DELIVERED OPEN-PLAN.

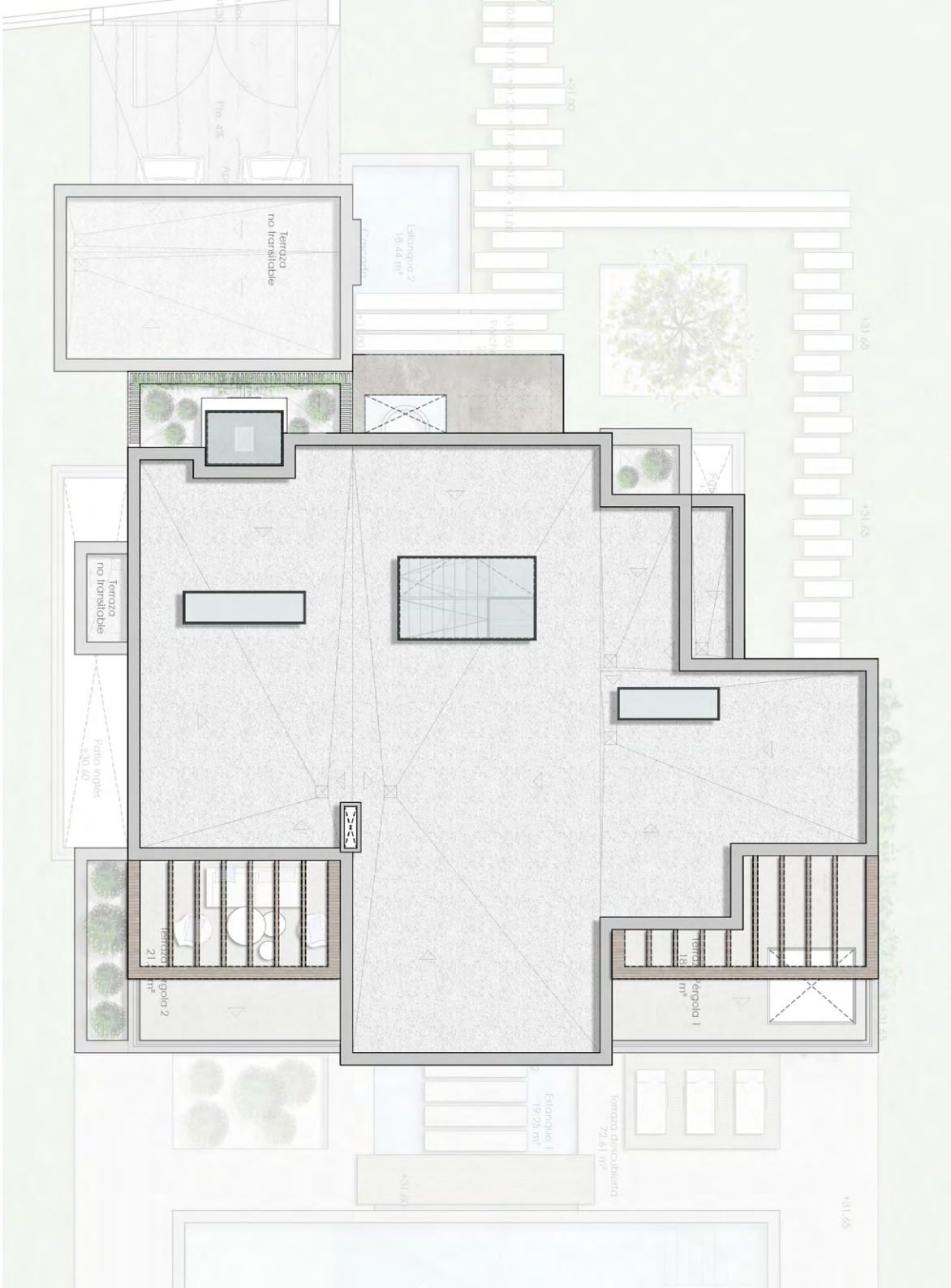


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ROOFTOP

AREAS		COVERED TERRACE	UNCOVERED TERRACE	TOTAL TERRACE
INTERIOR AREA	00.00 sqm			
EXTERIOR AREA	00.00 sqm	00.00 sqm	00,00 sqm	00,00 sqm
TOTAL	00,00 sqm			



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FINAL ECONOMIC PROPOSAL · **4 BEDROOMS VILLA** · 1,100,000€ (1.331.000 VAT Included)



