

WHATER GARDENS, ESTEPONA

South-Facing Plot with Fully Approved Contemporary Villa Project in Bel Air, Estepona

€795,400

PLOT

1,321 m²






Description

A fantastic opportunity to acquire a south-facing plot with a fully approved contemporary villa project in the highly sought-after residential area of Bel Air, Estepona. With all planning permissions and technical documentation already in place, construction can begin immediately, allowing the future owner to avoid the lengthy approval process typically associated with building a bespoke home.

Ideally located between Estepona and San Pedro de Alcántara, Bel Air is a well-established residential community renowned for its peaceful surroundings, excellent amenities and convenient access to some of the Costa del Sol's most desirable destinations. Puerto Banús is just a 10-minute drive away, whilst Marbella's picturesque Old Town can be reached in approximately 20 minutes. The beaches of Costalita, several prestigious golf courses and a selection of leading international schools are all within easy reach.

The project has been thoughtfully designed to create a stylish and contemporary family home arranged over three floors plus a spacious basement. The lower level offers a range of versatile leisure and practical spaces, including a private cinema room, gymnasium, games room, home office, laundry room and storage areas.

The main living level features a bright open-plan lounge, dining area and fully integrated kitchen, complemented by an elegant internal courtyard that fills the home with natural light. This floor also includes a guest bedroom with en-suite bathroom and generous covered terraces that seamlessly connect the indoor and outdoor living spaces. The landscaped south-facing garden has been designed around a private swimming pool and attractive water feature, while a covered garage provides space for two vehicles.

On the first floor, three spacious en-suite bedrooms enjoy access to private south-facing terraces. The principal suite benefits from a generous walk-in dressing room, creating a comfortable and sophisticated retreat. Thanks to its south-facing orientation, the villa will enjoy abundant natural light throughout the day and sunshine well into the afternoon.

This is a rare opportunity to create a bespoke contemporary residence in one of the most established and well-connected areas of the Costa del Sol, with a fully approved project ready to be brought to life.

Estimated costs payable by the buyer: The seller is a company and the property is a building plot, so the purchase is subject to 21% VAT (Law 37/1992 on VAT; the supply of building plots is not exempt, art. 20.One.20) and to Stamp Duty (AJD) at a rate of 1.2% (Law 5/2021 on Transferred Taxes), and not to Property Transfer Tax (ITP). Notarial deed and Property Registry fees are regulated by official tariffs (Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively). The estimated cost ranges from €500 to €2,000 for notary fees and from €250 to €1,500 for registry fees. Administrative agency fees (gestoría) (if voluntarily contracted, with freely agreed fees): estimated between €300 and €500. The municipal capital gains tax (IIVTNU) is payable by the seller (Art. 104 TRLRHL). Total estimated cost for the buyer: €986,296. This estimate is indicative and provided in accordance with Art. 20.1.c) of the TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Intermediation fees are borne by the seller.

Features

Garden

COMMUNITY FEES

182 €/month