



REF: # 7804

MARBELLA (PUERTO BANUS)



INFO

PRICE:	2.480.000 €
PROPERTY TYPE:	Villa
CITY:	Marbella (Puerto Banus)
BEDROOMS:	5
Bathrooms:	6
Build ( m2 ):	456
Plot ( m2 ):	1.403
Terrace ( m2 ):	203
Year:	
Floor:	-
Old price	-

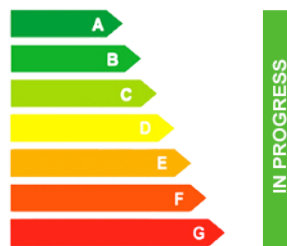



DESCRIPTION

A MODERN –LUXURY Villa “ Los Flamingos 62” with unique and contemporary designed and set on 3 levels, with floor to ceiling windows that take full advantage of natural light, still with relevant sun protection where needed by its architecture and layout. This marvelous villa sits on a plot of 1403 m<sup>2</sup> with a building area of 456,29 m<sup>2</sup> with 5 bedrooms and 6 bathrooms ,46,42m<sup>2</sup> covert terraces and 157,21m<sup>2</sup> uncovered terraces the perfect size for a unique villa. This exclusive house offers maximum accommodation with the opportunity to customize to your personal taste. The extensive and flat garden areas offer a 48,50m<sup>2</sup> infinity pool with salt water system and spectacular golf and sea views, enjoys south orientation. This amazing villa is conceived under the need of a self-enclosed villa, protected from the exterior but at the same time flowing and opened to the pool and garden. Terraces are accessed by sliding floor-to-ceiling doors and integrate both living spaces into one, to maximize abundant natural light and space .All the qualities we use into our houses are of the highest standard, using the best materials in line

with our luxury designs. Our in-house interior designers will work together with you to find the best options in furniture and finishes. Your new home enjoys a privileged location, in the municipality of Benahavis, between Marbella and Estepona, known as the new Golden Mile, near the beaches and all kinds of services. This luxurious villa is located within the Los Flamingos private urbanization. A gated community of luxury villas and apartments, with 24-hour security, a place where your home is safe. The central point of this private domain is the Villa Padierna Palace hotel and its golf club. For golf lovers this urbanization has its own golf course that offers players a variety of experiences, as well as first-class facilities in their clubhouse. Also, you have at your disposal the excellent restaurants of the hotel, elegant bars, a private tennis club and a spa. Both international airports of the area are within easy access: Gibraltar (30 min) and Malaga International Airport at only 45 minutes drive.

## ENERGETIC CERTIFIED



<b>STYLE</b> <ul style="list-style-type: none"> <li>• Modern</li> <li>• Contemporary</li> </ul>	<b>VIEWS</b> <ul style="list-style-type: none"> <li>• Panoramic views</li> <li>• Sea views</li> <li>• Mountain views</li> </ul>	<b>AIRCONDITIONING</b> <ul style="list-style-type: none"> <li>• Central airconditioning</li> </ul>	<b>DISTANCE TO :</b> Beach : 6 Km Airport: 30 Km Town center : 6 Km
<b>ORIENTATION</b> South	<b>FURNITURE</b> <ul style="list-style-type: none"> <li>• Not furnished</li> </ul>	<b>PARKING</b> Parking no Cars: 2	<b>MAIN LIVING AREA</b> <ul style="list-style-type: none"> <li>• Storage</li> </ul>
<b>FLOORING</b> <ul style="list-style-type: none"> <li>• Tile floors</li> </ul>	<b>KITCHEN</b> <ul style="list-style-type: none"> <li>• Open kitchen</li> <li>• Equipped kitchen</li> <li>• Granite countertop</li> </ul>	<b>GARDEN AND TERRACES</b> <ul style="list-style-type: none"> <li>• Covered terrace</li> <li>• Open terrace</li> <li>• Automatic watering system</li> <li>• Palm trees</li> <li>• Landscaped</li> <li>• Fenced</li> <li>• Stone walls</li> <li>• Electric gate</li> <li>• BBQ/grill</li> <li>• Private garden</li> </ul>	<b>ENERGETIC CERTIFIED</b>  <p>The chart shows energy efficiency levels from A (dark green) to G (red). A vertical green bar on the right is labeled 'IN PROGRESS'.</p> <ul style="list-style-type: none"> <li>A: In wardrobes</li> <li>B: Reinforced door</li> <li>C: Double glazed windows</li> <li>D: with camera</li> <li>E: n</li> <li>F:</li> <li>G:</li> </ul>

**"OUR EXPERIENCE IS YOUR GUARANTEE"**