



## VILLA MIT 6 SCHLAFZIMMER

📍 Los Flamingos

**REF# R4767121 – 4.995.000€**

IBI

450 €/JAHR

Wohngeld

3336 €/JAHR



6

Schlafzimmer



8

Bäder



680 m<sup>2</sup>

Built



2577 m<sup>2</sup>

Bauland



43 m<sup>2</sup>

Terrace

This contemporary-style 6-bedroom high-end villa for sale in Los Flamingos, Benahavis, offers a new concept of modern luxurious life. It boasts a very privileged, front-line golf location in the heart of the exclusive golf resort in one of the most prestigious and highly desirable developments on the Costa del Sol. Nestled within a peaceful valley with idyllic views, the gated community of Los Flamingos encompasses 9 different developments. Their residents can admire spectacular panoramic vistas far across the coast,

Andalusian hills and mountains, green golf courses, natural lake and the sea all the way to Africa and the Strait of Gibraltar flanked by the legendary Pillars of Hercules. This is an idyllic place to enjoy tranquillity and pastoral charm without renouncing the luxury and all services offered by the Costa del Sol. The location gives you easy access to all kinds of amenities that are just a stone's throw away. It is less than 3 km from the sea and beaches, and just a minute's drive to the shopping areas, restaurants, international schools, sports facilities and all attractions of glamorous Puerto Banus (10 minutes drive), San Pedro, Golf Valley of Nueva Andalucia, New Golden Mile of Estepona, Marbella and picturesque gourmet-village of Benahavis.

Aside from three 18-hole golf courses, this area is also home to the Michael Campbell Golf Academy and one of the Leading Hotels in the World. Designed like a Tuscan palace, the Anantara Villa Padierna Palace Resort features a luxurious SPA and wellness centre, 6 restaurants and bars, a private beach club and a tennis club. This luxury hotel plays host to an impressive stream of dignitaries and celebrities.

Surrounded by similar high-end properties in the Benahavis area, the recently completed, sustainable and organic architectural project is truly breathtaking. Set on a generous plot of 2.577 m<sup>2</sup>, the house of 722 m<sup>2</sup> (including 43-m<sup>2</sup> terraces) is distributed over 3 levels, connected with a lift. Facing towards the south/east, it makes available a delightful panorama of the pastoral Italian-style scenery, sea, mountains, golf and lake. There is always something special about living in a home surrounded by heavenly nature views! The elegant villa is in full harmony with its environment and offers a fashionable modern design with exquisite features, innovative technology and well-considered premium quality materials. Its modern and natural materials and abundance of glass provide style and comfort and complement the architecture. Floor-to-ceiling window walls make possible a constant dialogue between the interior and the beautiful landscape around the building. A neutral colour scheme creates a soothing effect, a sense of balance and harmony. Paired with clean contemporary lines and an open plan concept, it brings into existence a refreshing, luminous and airy living space.

The property features 6 serene bedrooms, all with their own bathrooms, and 8 modern bathrooms with a crisp design, contemporary lighting, mirrors and chic vanities. An impressive entrance hall with 3-m high windows overlooking the heated swimming pool and the golf course with the magnificent 5\* Villa Padierna in the background. This level features a guest suite and a powder room; a study; an open-plan formal dining and living room and a trendy minimalist-style Siematic kitchen with high-end appliances. A spiral glass staircase leads down to the garden level with another lounge and another Siematic kitchen with Gaggenau appliances, and 6-m high glass windows. This area leads out onto the terraces and solarium inviting you to relax with a glass of champagne, dine al fresco or have a barbecue with friends and family. The pool area features stylish wood decking anti-slip tiles around, and LED pool lights. The landscaped garden has a hidden mini fruit/vegetable patch and an automatic irrigation system. To the back of the lounge area, you can find 3 bedroom suites, storage and laundry rooms, and staff accommodation. The top floor hosts an amazing Master Suite with its own private sea-facing terrace, which is ideal for enjoying morning coffee, Mediterranean sunsets and panoramic views. Embracing luxurious touches, a Master bathroom has 'his' and 'hers' sinks, a Jacuzzi and walk-in shower.

Built to the highest standards and tastefully presented in modern style (optional furniture), this new eco-friendly and energy-efficient property in Los Flamingos comes for sale with everything you can expect from a smart, upscale home of the 21 century. It is equipped with a Home automation system, air-conditioning and underfloor heating, sophisticated lighting, handicapped access, electric blinds, Internet Wi-Fi ... you

name it! Among its features are the fitted wardrobes, marble floors, sliding glass doors, double-glazing, etc. A private garage has space for 2 cars and there is plenty of space for parking in front of the house. Security is guaranteed by alarm system, safe, video entrance and entry phone, surveillance cameras, and of course, 24-h security services in the gated urbanisation. Every detail defines the essence of the best in Marbella's glorious living! Buying this property also represents excellent investment potential, as this neighbourhood becomes a new luxury address in Marbella area, especially in vogue with golf enthusiasts and those who look for the new houses with modern chic.

