

€ 4,450,000

Ref: 01717

## Luxury Villa for sale in Marbella

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5 Bedrooms | 5 Bathrooms | 595 m<sup>2</sup> Interior | 250 m<sup>2</sup> Terraces | **Garage** Yes |



### Property Description

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This top-quality luxury modern villa is offered for sale in prestigious Los Flamingos Golf Resort, Benahavis.

It is just minutes' drive to the excellent shopping areas and chic Puerto Banus, and less than 3 km from the sea and sandy beaches. All amenities and superb golf courses, restaurants, Beach Club, SPA and Fitness Centre of the famous luxurious hotel Villa Padierna Palace are at hand.

Modern and stylish, all open plan, perfectly equipped and beautifully presented, the 3-level house of 595 m<sup>2</sup> with 250 m<sup>2</sup> terraces is set on a 2.399m<sup>2</sup> plot. It is facing south and enjoys spectacular panoramic views to the mountains, green hills, Mediterranean Sea and coast.

The high-end contemporary-style villa features strong geometric shapes and clean lines, beautiful colour palette, high-tech materials, state-of-the-art appliances and combines a relaxing and luxurious space with functionality, dynamic beauty and modern design.

It offers 5 bedroom suites, 5 bathrooms and 3 toilets. A living area with a fireplace, a fully fitted, open

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plan Siematic kitchen and a dining area, a TV salon, 1 bedroom suite and a guest toilet are on the main floor, all with direct access to the covered and open terraces and further to the imposing zero-edge heated swimming pool.

The first floor features a Master bedroom suite and 2 guest bedrooms also with their bathrooms en-suite. There is a separate guest or staff apartment with its own independent entrance on the lower garden level.

Built to the highest standards, the eco-friendly property comes for sale in excellent condition, with water feature at the entrance, wonderful landscaped gardens, covered, glassed and open terraces and pergolas, garage space for 4 cars, wine cellar, barbeque, laundry and storage areas. It has everything necessary for the most exclusive and comfortable lifestyle, including Domotics, air conditioning, underfloor heating throughout the property, Jacuzzi, satellite TV, alarm system, entrance phone, security shutters, etc.

Surrounded with similar luxury properties of the Los Flamingos Golf Resort, this superb villa enjoys its location within one of the most exciting and highly desirable developments on the Costa del Sol.

The community is gated and has 24-h security service and controlled entrance. It is nestled in a peaceful valley boasting fabulous views across the coast towards the Rock of Gibraltar and Northern Africa, as well as picturesque views towards golf courses, a natural lake and mountains.

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