



**Luxury villa with a contemporary design for sale, in the formidable 5\* Los Flamingos Golf Resort on the New Golden Mile, Marbella – Benahavis**  
Marbella Area

🏠 House 📏 Plot 1769 m<sup>2</sup> 🏡 Built 360 m<sup>2</sup> 🏠 Terrace 74 m<sup>2</sup> 🛏 4 🚿 4 # Ref. 163777-1-P

💰 2.630.000 €

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## Off plan luxury villa for sale in a prestigious golf resort, Marbella - Benahavis

### HIGHLIGHTS

- New build villa off plan.
- In a 5-star golf resort.
- Panoramic golf, mountain and sea views.
- 4 bedrooms, 4 bathrooms.
- Optional basement.
- Customizable.

### THE LOCATION

Privileged location in the Los Flamingos golf resort, a five-star golf resort of which the hotel Villa Padierna Palace is part and has no less than three 18-hole golf courses. Just a few minutes' drive to the beach and to all necessary amenities. The centre of San Pedro and the animated beaches are a 5-minute drive away.

### THE VILLA

#### In figures:

Plot: 1,769m<sup>2</sup>  
Total built area: 360m<sup>2</sup>  
Living area: 295m<sup>2</sup>  
Open terrace area: 74m<sup>2</sup>  
Covered terrace area: 64m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 4  
2 floors

#### General:

Spacious, secluded plot situated in an elevated position.  
Well-maintained exterior with a built-in private swimming pool.  
Several open and shaded terraces offer space for installing relaxation or dining facilities.

**South facing.**

**Views of the green fairways and the Mediterranean Sea.**

## **Description:**

**Detached villa with a high-end architecture on plan.**

Carefully designed with attention to detail and a superior finish.

Floor-to-ceiling sliding windows with recessed frames offer a seamless flow between the interior and exterior spaces, creating an **airy and very bright interior**.

**Open plan living room with double height ceiling.**

Sleek, open plan kitchen with quality appliances and breakfast bar.

Integrated dining area.

4 bedrooms, 4 bathrooms.

Large master suite on the upper floor with en suite bathroom and large dressing area.

Quality porcelain floors.

**Optional basement.**

Other features:

Daikin air conditioning for cooling and heating.

Underfloor heating.

Double glazing.

Miele appliances in the kitchen.

Fitted wardrobes.

Sophisticated home automation systems.

Video intercom.

Glass balustrades around the terraces.

Optional heated pool.

LED lighting inside and outside.

Automatic irrigation system.





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