EK
ARBAT ESTATES

Sales - House - Benahavís

6.250.000€

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Ref.-ID: R4367377 **Benahavís** **House**

Community: 600 EUR / year **IBI: 2,000 EUR / year** **Rubbish: 22 EUR / year** **5** **8** **701 m2** **1448 m2**

THE EPITOME OF STYLISH, LUXURY AND ELEGANT LIVING LOS FLAMINGOS MARBELLA This three-story, 5-bedroom luxury modern home is undoubtedly a hidden jewel within Los Flamingos. Every attention to detail is considered and the highest of qualities have been used with every corner designed for comfort and luxury. The exclusive villa includes its own private golf buggy park with direct access to the golf course. Special mention must be made to the qualities in this magnificent home; full smart home system, underfloor heating, and air conditioning throughout are to name but a few. Exceptional quality in carpentry and finishes are evident throughout the entire home and standards are maintained to a maximum. TOP LEVEL The top level takes us to the private roof terrace with outdoor kitchen, Jacuzzi, fire pit and comfortable seated area, a little piece of heaven to enjoy the magnificent golden hours and precious sunsets. STREET LEVEL - LIVING AREA The main entrance with large vestibule, guest bathroom and lift, leads to the large open plan living and dining area with designer kitchen by Siematic including Gaggenau appliances. There is also service access to the kitchen from the car port at the street entrance to the villa. In the living area, silent electric pocket windows disappear neatly into the stone cladded walls to take us to the generous floating terrace where we can embrace the magnificent view of the Mediterranean and the Golf Course. This level of the villa is also home to the luxurious principal bedroom with private terrace, en suite bathroom and private dressing room. GARDEN LEVEL From the main vestibule, we descend one level where there are 4 large bedrooms with en suite bathrooms and all with direct access to the luscious gardens and swimming pool beyond. On this level, there is also a full gymnasium and Sauna, bodega and in house cinema, with hospitality kitchen by Siematic, and games area. The closed garage comfortably accommodates 4 cars and there is also a separate laundry room. The adjacent landscaped gardens are carefully manicured and surround the infinity pool with outdoor kitchen and BBQ by Siematic with seated area. For cooler evenings guests can also enjoy a second fire pit area in the garden. LOCATION JUST MINUTES TO PUERTO BANUS, ONE OF THE WORLD'S MOST EXCLUSIVE YACHTING HARBOURS The villa is superbly located in Los Flamingos, a highly sought residential area offering a privileged lifestyle between Estepona and Marbella. It offers convenient access to the beach, has three championship golf courses and is home to the 5* Villa Padierna Anantara Resort.

Setting
- ✔ Frontline Golf
- ✔ Close To Shops
- ✔ Close To Town
- ✔ Close To Schools

Orientation
- ✔ South West Orientation
- ✔ West Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning
- ✔ Fireplace
- ✔ U/F Heating

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Golf Views
- ✔ Country Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Pool Views
- ✔ Lake Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Solarium
- ✔ Gym
- ✔ Sauna
- ✔ Storage Room
- ✔ Utility Room
- ✔ Wood Flooring
- ✔ Jacuzzi
- ✔ Barbeque
- ✔ Double Glazing
- ✔ Domotics
- ✔ Basement

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Landscaped Garden

Security
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ Alarm System
- ✔ 24 Hour Security

Parking
- ✔ Garage
- ✔ Private Parking

Category
- ✔ Golf
- ✔ Investment
- ✔ Luxury
- ✔ Resale
- ✔ Contemporary