



SPECTRE LUXURY VILLA

ULTIMATE LIVING IN LUXURY ON
MARBELLAS LOS FLAMINGOS

BOND

Estates

HIGH-END REAL ESTATE

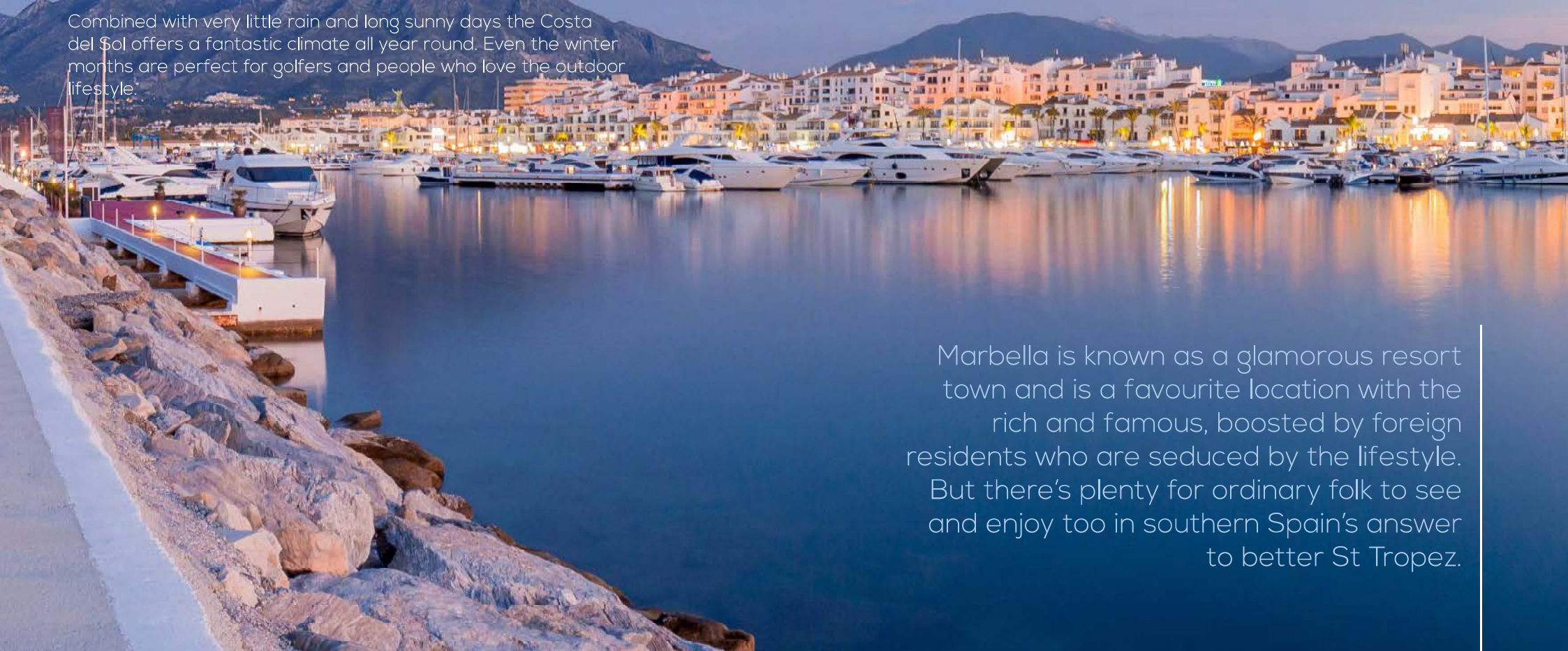


WONDERFUL CLIMATE

Costa del Sol – The Sunshine Coast – is famous for its wonderful climate. Nowhere in the world can you be more assured of such stable weather with mild temperatures, little rain and lots of sunshine. The Costa del Sol has approximately 300 days of sunshine per year, boasting blue skies and warm water.

Los Flamingos enjoys the best of the Mediterranean climate, with cool breezes from the Atlantic which offer relief in the hot summer months. July and August are the hottest months and temperatures can reach 35 degrees; spring and autumn are in the high twenties and the winter months are about 20 degrees.

Combined with very little rain and long sunny days the Costa del Sol offers a fantastic climate all year round. Even the winter months are perfect for golfers and people who love the outdoor lifestyle.



Marbella is known as a glamorous resort town and is a favourite location with the rich and famous, boosted by foreign residents who are seduced by the lifestyle. But there's plenty for ordinary folk to see and enjoy too in southern Spain's answer to better St Tropez.

Marbella is situated on the Mediterranean Sea, between Málaga and the Strait of Gibraltar, in the foothills of the Sierra Blanca.

The municipality covers an area of 117 square kilometres (45 sq mi) crossed by highways on the coast, which are its main entrances.

In 2017 the population of the city was 140,473 inhabitants, making it the second most populous municipality in the province of Málaga and the eighth in Andalusia.

It is one of the most important tourist cities of the Costa del Sol and throughout most of the year is an international tourist attraction, due mainly to its climate and tourist infrastructure.



300

DAYS SUNSHINE AT YEAR

21°

AVERAGE TEMPERATURE ALL YEAR

185

KM MEDITERRANEAN COASTLINE

WHY LOS FLAMINGOS?



Los Flamingos Golf urbanisation is found in the heart of the New Golden Mile and on the famous golf course carrying the same name. It gets to enjoy breath-taking Mediterranean Sea Views and fresh greenery sites of the Bermuda del Campo streets. The area is considered one of the most exclusive luxury ones on the coast and all the villas are valued highly for its unique designs and panoramic sea views.

Extremely well communicated with Estepona via N-340 and only 11 minutes away from the glamorous Puerto Banus. Easy to reach all the beaches around and various famous sports centres.

The area offers you some of the best golf on the Costa del Sol, including 2 championship courses and a par 64 executive course with an American Golf Academy. It also boasts the five star Villa Padierna Hotel and spa which was recently voted number 1 new hotel in Europe and one of the 30 Leading Hotels of the World. Security and comfort are equally important, the whole development and each individual complex affords the benefits of private gated communities with onsite security guard service.

Los Flamingos Golf and Country Club is easily accessible to Puerto Banus, Marbella, Estepona, and is within 1 km from the beach. It is centrally located and close to all amenities, yet still offering peace and tranquillity in this much sought after location.

Los Flamingos offers you a unique combination of location, environment and facilities for a superb quality of life. It is an unrivalled collection of highly desirable developments nestled within a secluded private valley, offering unrestricted views of the golf course, lake and the Mediterranean Sea stretching from Marbella all the way to Gibraltar.



GOLF AT LOS FLAMINGOS

Los Flamingos Golf Resort offers you one of the finest golfing experiences on the Costa del Sol. The complex has 3 stunning Golf Courses all totally different in design.

Los Flamingos' the original of the 3 golf courses provides breathtaking views of the Mediterranean sea, Africa and Gibraltar. The Arroyo de Taraje stream passes through the course and ends in a lake which is a natural border to the course. Each of the holes is technically demanding and has hosted the European Seniors Match play and the 2010 Ladies Spanish Open.

The 2nd course 'Alferini' is a monster in length, a true championship course which is now the 2015 Solheim Cup, Costa del Sol candidate.

The 3rd course 'Tramores' along with its American Golf Academy offers a true executive golf experience for golfers of all standards who wish to improve all aspects of their game.

After your golf experience why not enjoy a nice drink or meal at the exclusive Los Flamingos Golf Club 'La Cantina' with its lovely terrace overlooking the course.



LOS FLAMINGOS

all the comfort and a wide range of services at your fingertips

HOSPITALS & CLINICS

There is a growing number of hospitals to service both Spanish community as well as expatriates living on the coast due to the increasing number of international families in the region. The main public hospital in the area is Costa del Sol Hospital. Public hospitals are considered to be very good by most residents, with highly experienced medical practitioners and offering modern medical equipment, emergency units and delivery facilities. As for the private ones are used to handling foreigners and they can offer translation services or have multilingual staff, fluent at least in English, German or French.



INTERNATIONAL SCHOOLS

So what are the best schools for your kids? The good news is that you have the luxury of choice as the Costa del Sol offers a wide range of private and state schools for both younger children as well as teenagers between 13 to 18 years of age. The international private schools in the area deliver a British-style education while at the same time offering education in Spanish language and culture, enabling students to gain qualifications from both the British and Spanish examination systems. There will also be other European schools such as the Den Norske Skolen (the only Norwegian school on the Costa del Sol), Svenska Skolan (subsidised by the Swedish government and following the official Swedish curriculum) or The American College, the first American University in Andalucía.



RESTAURANTS, SUPERMARKETS & SHOPS

Due to the great development that the area is experiencing, several supermarkets chains, restaurants and shops have already opened or planned to do so you will find a lot of activities and services that will satisfy any need that may be presented to you or your family





★★★★★ VILLA PADIERNA HOTEL

The Hotel Villa Padierna is a 5 star grand luxury hotel which opened its doors in spring 2003 and became a member of "The Leading Hotels of the World" in just 5 months after the opening.

The impressive building recalls a small 18th century palace, with elements of an Italian Villa. The decoration and design of the rooms, courtyard, loggia, bar and restaurants offer the warmth and beauty of a Tuscan palazzo and are furnished with collectors' antiques.

The Villa Padierna Hotel assures a relaxing stay with all its 5 star facilities at your service. Enjoy a drink or meal at the Loggia bar and

restaurant with its magnificent terrace overlooking the golf course and natural lake, or dine at the exclusive "La Véranda". restaurant and enjoy the magnificent sunset at Los Flamingos.

Villa Padierna offers unparalleled luxury with the many original antiques, marble floors, fountains and paintings as well as an exclusive and friendly atmosphere. All the rooms, suites and private villas have been carefully decorated and designed with the most modern fittings so that every client will enjoy their stay and want for nothing.





VILLA PADIERNA SPA

This wonderful spa will transport you to another world.

Relax in one of the 8 different Thermal Suites with their wide-open spaces, pure natural light, relaxing and purifying steam rooms redolent of India and Bali.

Other features include:

Indoor Pool where spa guests may exercise or simply enjoy being massaged in the water by powerful jets.

Laconium, a place to relax and normalize body temperature between saunas.

Relaxation Room with fruits and a selection of herbal teas and soft lounge chairs.

Beauty/Hairdressing Salon

Gymnasium

Treatment Rooms where you can enjoy a relaxing massage or experience a rejuvenating facial.

VILLA PADIERNA RACQUET CLUB

Villa Padierna Racquet Club has more than 22,000 square metres of sports facilities available to play padel tennis and tennis, which are unique in the Costa del Sol. There are tennis courts to rent, a padel tennis and tennis school, Mix in Padel, Leagues, Tournaments and a variety of activities so that you can enjoy your favourite sport.

A wide range of services that are adapted to your needs in an exclusive environment, located in the Costalita complex and next to the Club der Mar of Villa Padierna.





SPECTRE LUXURY VILLA

PLOT: 1,420 m² | INT. BUILDING SUR.: 515,61 m² | TERRACES: 326,11 m² | BEDROOMS: 5 | BATHROOMS / TOILETS: 5/1

Luxury modern villa comprised by 5 en-suite bedrooms and 6 bathrooms distributed on **3 levels** to sum up **890m²**. It is located on a magnificent corner plot of **1,420m²**, in one of the most exclusive urbanizations of Benahavis: Los Flamingos. The fact that it borders the road to the north and to the west gives this luxurious villa the striking **L-shaped design**. Its **intelligent interior layout** and the way in which each of the spaces adapt to the environment, taking advantage of and maximizing at the same time **the amazing views of the Mediterranean Sea creates a constant "wow effect" through the entire house**.

The house **opens entirely towards the south front so that it maximises the suffusion of the exterior light** and from where one can **enjoy both the climate as well as the splendid views**. The north front concurs with the main access to the house from the street level therefore it transmits a more sober and forceful architectural character maintaining the sharp game of walls and plans with a clair-obscure contrast.

The **water plays the role of the main architectural element** from the very access to the plot all the way through the house. Once inside, an entire harmony and connection reveals between the spaces that shape the house, making the exterior with all its enclosed splendour to be reflected within the house right from the core of the floor, thanks to the interior patio and by integrating the scenery blending the interior and the exterior boundaries.

The ground floor lays to the North-South direction from the generator axis, all the way from the entrance, crossing the double height hall (only disrupted by the gallery on the first floor that connects the bedrooms) and leading to the main courtyard, lung and heart of the house.

In front of the patio the large living with its **huge corner windows** completely dilutes the boundaries between the interior and the exterior. The stairs, in the middle of the lobby, seem to float in space. Even with its L-shaped marked morphology, the **floor is characterised by an open and diaphanous concept distribution**.

The main living room is separated from the kitchen-dining area by the patio. A glass cellar marks the access to the dining room and to the kitchen. In the west wing, there is the guest toilet and en-suite bedroom with a dressing room and a private bathroom.



The upper floor corresponds to the family level. It has **3 en-suite bedrooms with private dressing rooms**.

Special mention deserves the **master suite and the exclusive and luxurious design** of its **dressing room and bathroom**. Both the ground and the top floor own an **incredible outdoor area with large terraces** that allow to enjoy the **views of both the sea and golf course**.

Other remarkable features of this house are the rooms that define the basement, most of them, invaded by natural light: a **guest bedroom, gym, SPA, the games room** as well as a **bar ...** It also has a **home cinema, laundry** and an **elevator...**

PROJECT WITH GRANTED CONSTRUCTION PERMIT

PAYMENT PLAN & CONDITIONS

1 MONTH	PROJECT START	3 MONTHS	PHASE OF CONSTRUCTION	6 MONTHS	FINISHES AND GARDENS	9 MONTHS	DELIVERY OF KEYS
	25% It begins with the signing of a private agreement between the interested parties once the license is granted.		25% When the construction phase of the project reaches 50% and can be certified by one of our technicians.		25% At the moment the finishes, painting, installations and gardening are completed.		25% To the delivery of keys of the house and the license of occupation is granted.

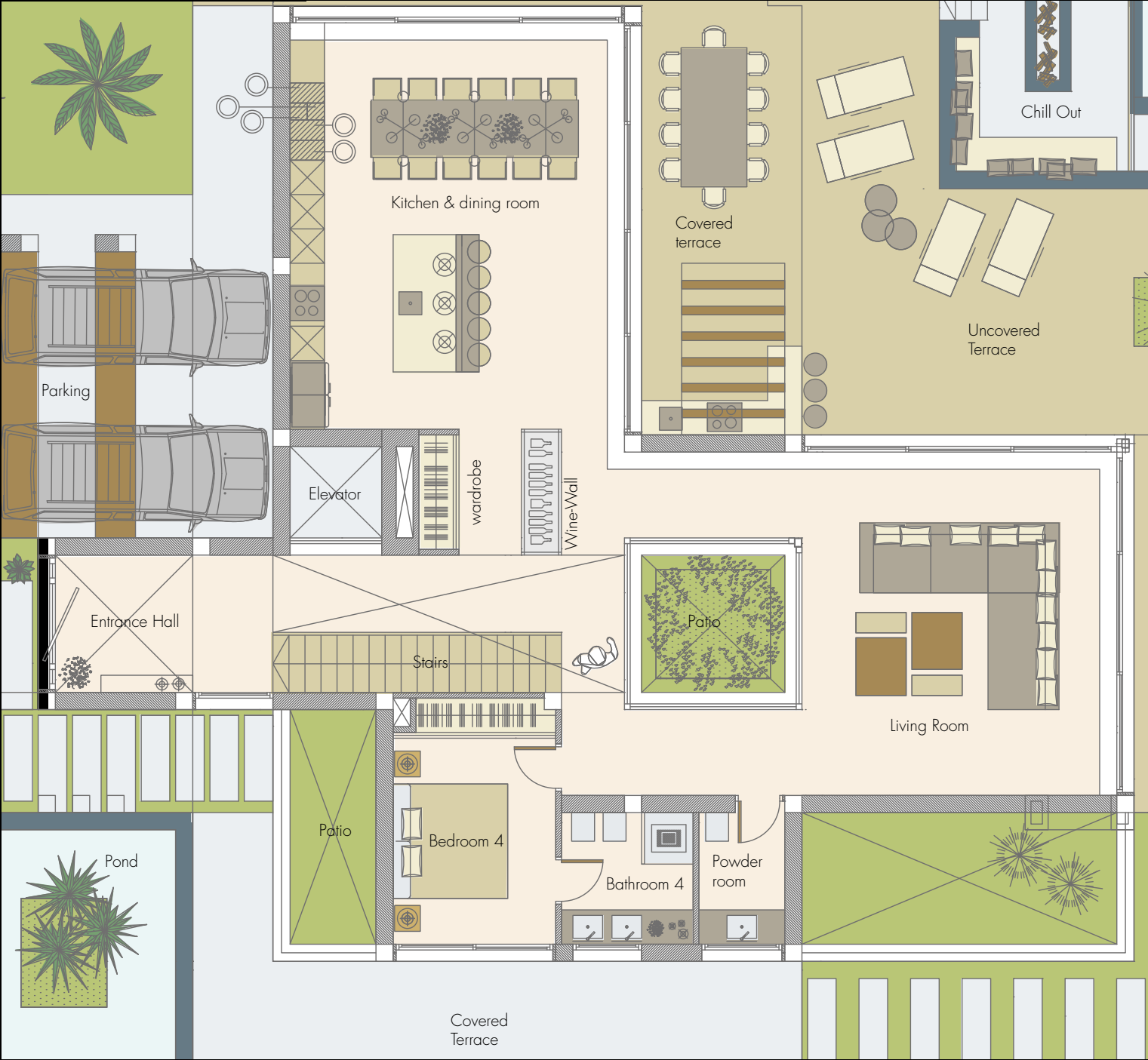
SPECTRE LUXURY VILLA





SPECTRE LUXURY VILLA

GROUND FLOOR INDOOR



GROUND FLOOR OUTDOOR





SPECTRE LUXURY VILLA

FIRST FLOOR





SPECTRE LUXURY VILLA

BASEMENT





SPECTRE LUXURY VILLA

GROUND FLOOR

CLOSED Surface

stairs	5,04	m ²
entrance hall	9,12	m ²
lift	2,56	m ²
powder room	3,62	m ²
wardrobe	3,60	m ²
corridor 1	7,07	m ²
corridor 2	6,30	m ²
salon	33,00	m ²
kKitchen/dining room	41,46	m ²
bedroom 4	11,97	m ²
bathroom 4	5,29	m ²
entrance corridor	9,77	m ²

TOTAL INTERIOR SURFACE

usefull surface	138,80	m ²
build Surface	169,68	m ²

OPEN Surface

exterior Parking	19,00	m ²
pedestrian Access	11,11	m ²
vehicle access	18,71	m ²
covered terrace 01	38,45	m ²
covered terrace 02	30,81	m ²
covered terrace 03	28,11	m ²
covered terrace 04	13,00	m ²
uncovered terrace	72,89	m ²
chill-out	17,00	m ²

TOTAL EXTERIOR SURFACE

exterior Surface	249,08	m ²
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FIRST FLOOR

CLOSED Surface

gallery	3,24	m ²
lift	2,56	m ²
master bedroom	20,89	m ²
master Walk-in closed	14,51	m ²
master Bathroom	8,8	m ²
corridor	5,61	m ²
bedroom 02	14,2	m ²
bathroom 02	6,46	m ²
walk-in Closed 02	2,96	m ²
bedroom 03	16,56	m ²
bathroom 03	7,44	m ²
walk-in Closed 03	4,96	m ²

TOTAL INTERIOR SURFACE

usefull surface	108,19	m ²
build Surface	136,31	m ²

OPEN Surface

master terrace	16,27	m ²
shared terrace	30,66	m ²
covered terrace	30,10	m ²

TOTAL EXTERIOR SURFACE

exterior Surface	77,03	m ²
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BASEMENT

CLOSED Surface

stairs	4,74	m ²
lift	2,56	m ²
corridor 1	9,36	m ²
corridor 2	4,65	m ²
corridor 3	6,30	m ²
corridor 4	8,33	m ²
living room	32,45	m ²
home cinema	19,53	m ²
bedroom 05	11,93	m ²
walk-in Closet 05	3,60	m ²
bathroom 05	5,06	m ²
laundry room	5,06	m ²
storage room	3,84	m ²
technical room	14,01	m ²
wine cellar	4,61	m ²
gym room	29,47	m ²

TOTAL INTERIOR SURFACE

usefull surface	165,50	m ²
build Surface	209,62	m ²

TOTAL INTERIOR SURFACE BUILD 515,61 m²

TOTAL EXTERIOR SURFACE BUILD 326,11 m²

TOTAL SURFACE BUILD 841,72 m²





SPECTRE

QUANTUM

**TRAMORES
GOLF CLUB**



HIGH-END REAL ESTATE

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