

VILLA in Los FLAMINGOS



Plot 17 in Urbanization Los Flamingos I, Benahavis

Builder:



Developer:



Project Manager:



Villa in Los Flamingos. Plot 17

UPPER FLOOR

The house entrance is at this level. Pedestrian access through a catwalk bridge with views to the lower levels gardens.

Surface parking space for 3 cars, covered with pergola, with direct access to the dwelling.

Entrance Hall and distributor. Lift to go down to the other levels.

Dumbwaiter.

4 Bedrooms with en suite bathrooms and a terrace that leads by a catwalk bridge to the chill out/barbecue/solarium area.

GROUND FLOOR

Ample Lounge and Dining room very bright because of the porch and the indoor garden.

Not furnished kitchen, with terrace, semi-integrated in the dining room. Master bedroom with en suite bathroom and dressing room.

Terrace. Office with terrace and views to the entrance garden.

Multimedia/playing room. Water sheet/garden.

Guest bathroom.

Lift. Larder. Dumbwaiter. Laundry, not furnished.

BASEMENT

Lift. Distributor. 2 indoor Patios.

Storeroom. Mechanical room. Electrical room.

Spa Area. Locker, sauna, toilet and shower.

Wine cellar. Utility room. Service room with bathroom.

** The area in sand colour will be delivered in rough.*

The 2 side overflowing Infinity Pool and sunbeds area are situated in the gardens and they are accesible either from the ground floor , the basement or from the chillout area of the upper floor as well.

Villa in Los Flamings. Plot 17

PRICE : € 4,000,000

Completion date January 2019

Plot: 2.723 m²

Dwelling: 1.134 m²

Porches and Terraces: 549 m²



Main façade



*Access to dwelling through a catwalk bridge
and from the parking area*





North façade



South façade. The chillaout area on the landscaped upper floor is shown.



Indoor garden



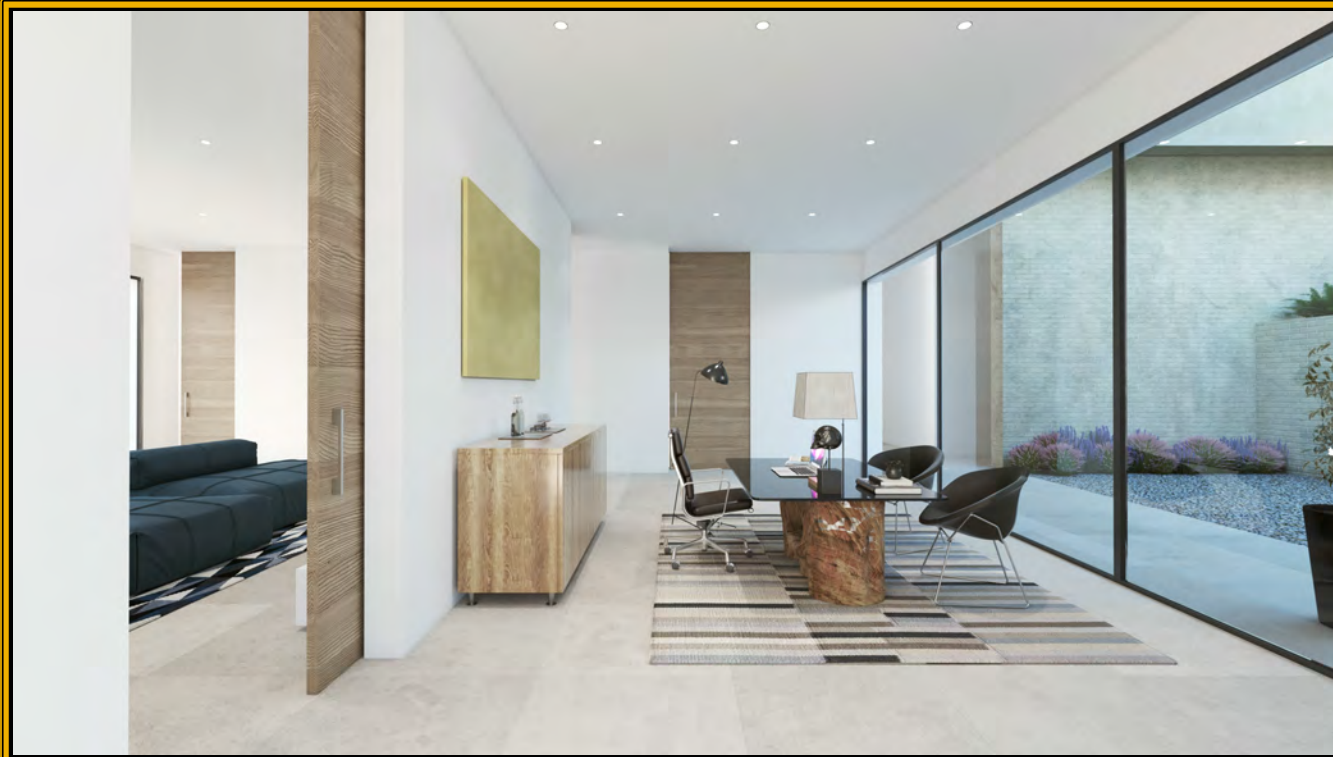
Dining room and lounge



*Living-dining room with semi-integrated kitchen.
Indoor garden and porch*



Lounge, dining room and views from the porch



Office



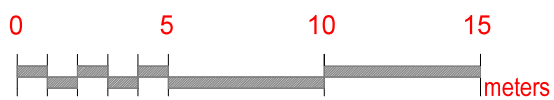
Multimedia/playing room

plot surface_2.723,56 m²

pgou

project

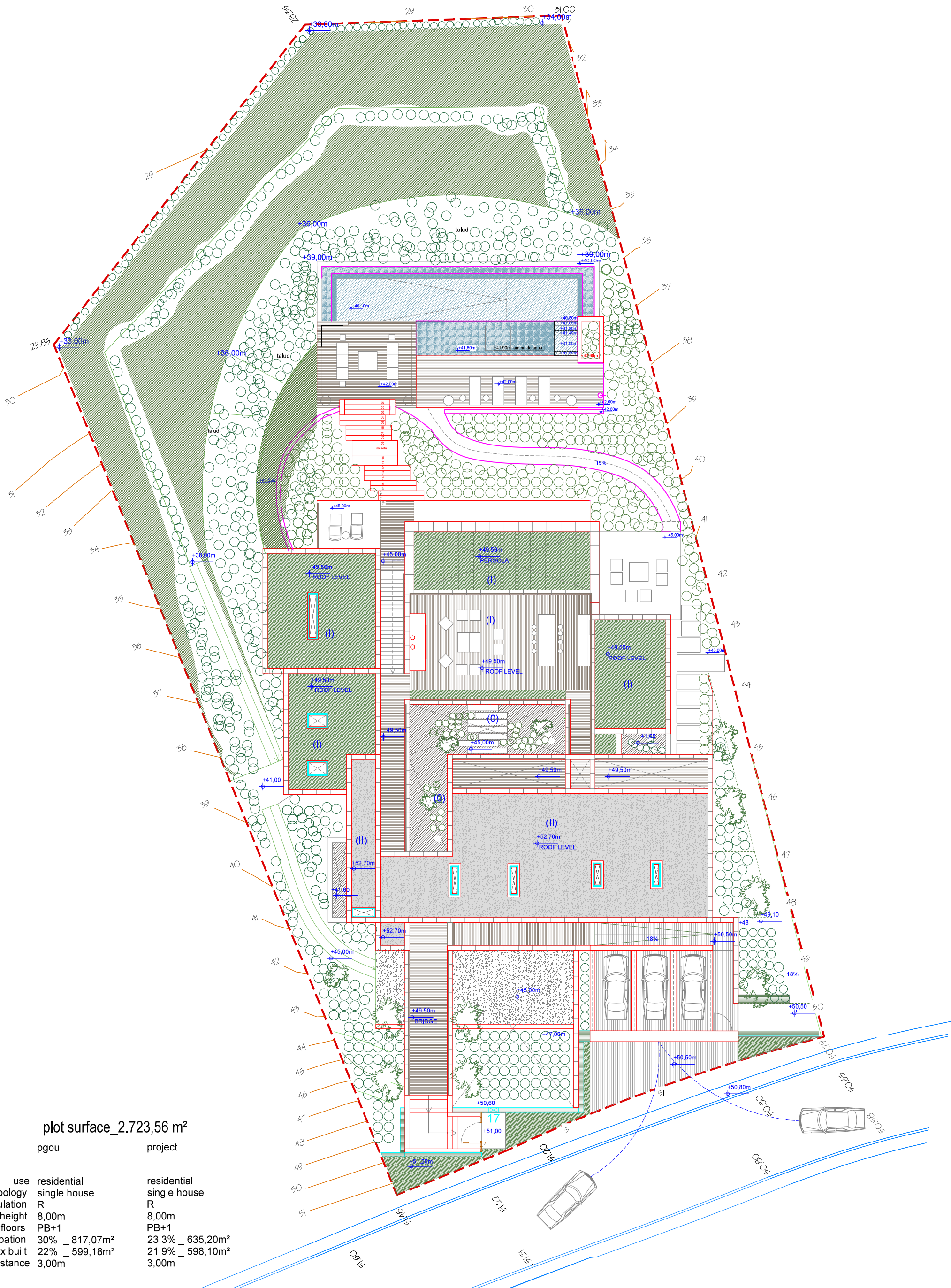
use	residential	residential
typology	single house	single house
regulation	R	R
máx height	8,00m	8,00m
floors	PB+1	PB+1
ocupation	30% _ 817,07m²	23,3% _ 635,20m²
max built	22% _ 599,18m²	21,9% _ 598,10m²
neighbourhood distance	3,00m	3,00m

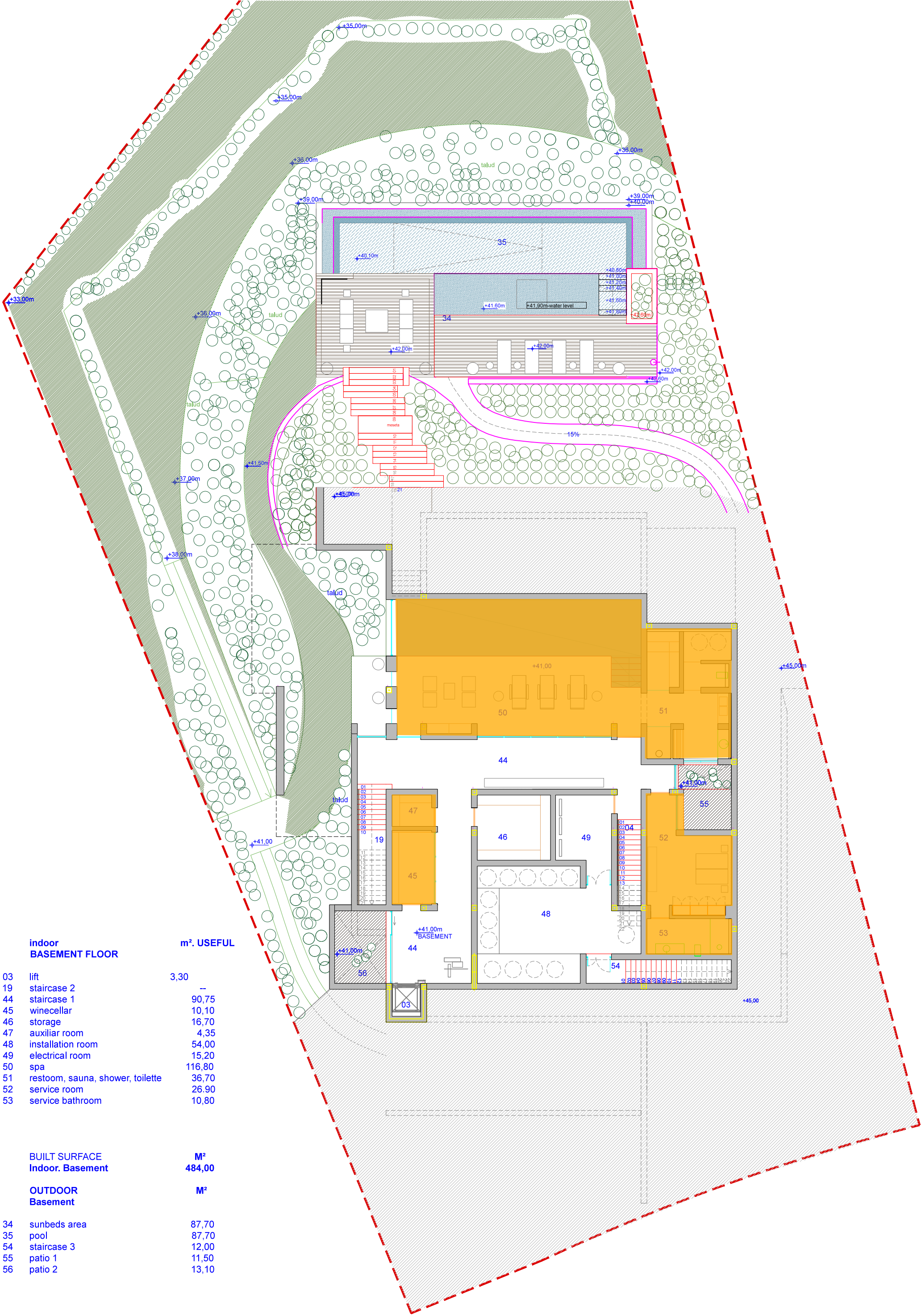


ID plan

date 01.02.2018 scale 1/250
EMPLACEMENT. URBANISTICAL FEATURURES

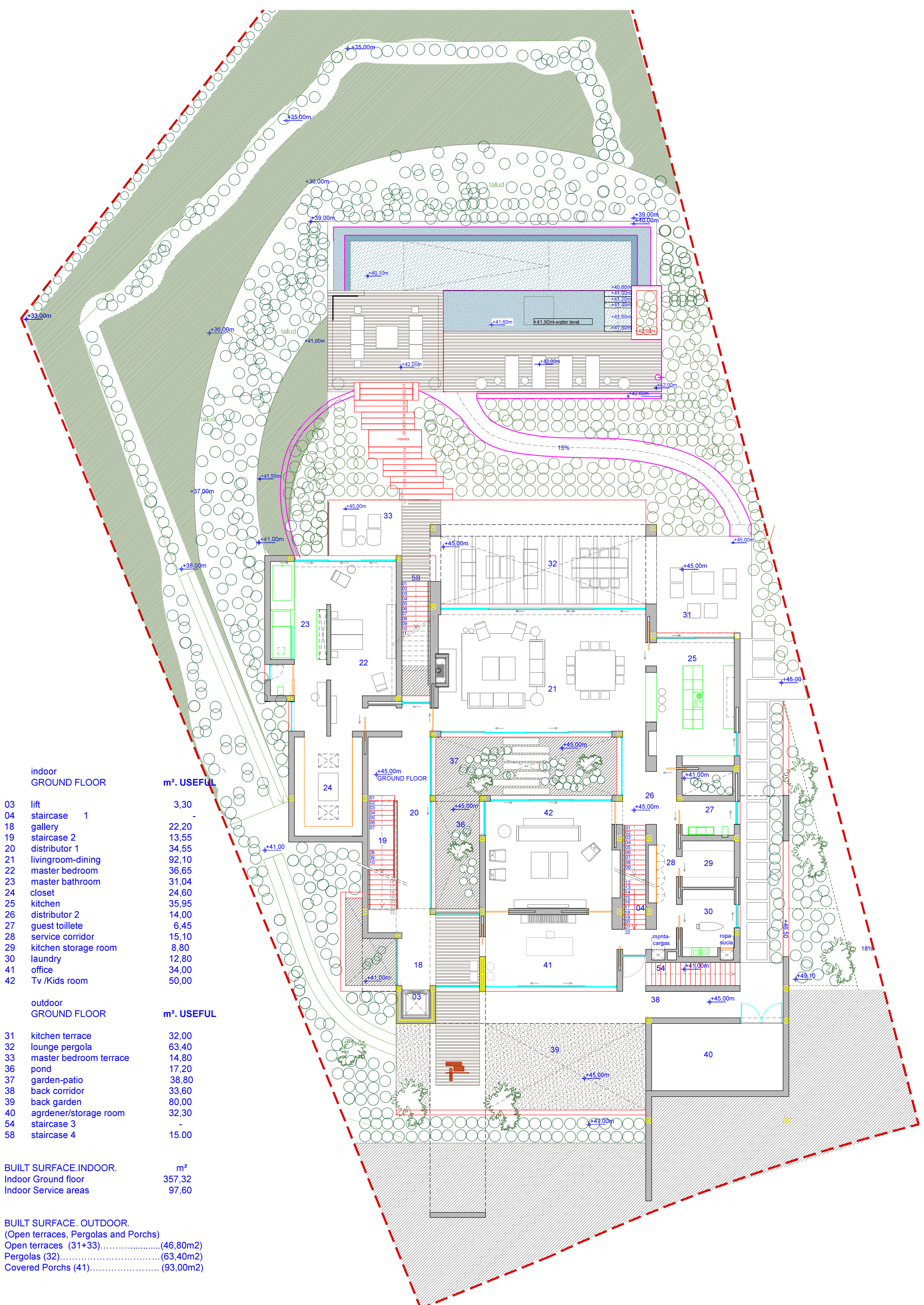
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indoor		m². USEFUL
BASEMENT FLOOR		
03	lift	3,30
19	staircase 2	--
44	staircase 1	90,75
45	winecellar	10,10
46	storage	16,70
47	auxiliar room	4,35
48	installation room	54,00
49	electrical room	15,20
50	spa	116,80
51	restoom, sauna, shower, toilette	36,70
52	service room	26,90
53	service bathroom	10,80
BUILT SURFACE		M²
Indoor. Basement		484,00
OUTDOOR		M²
Basement		
34	sunbeds area	87,70
35	pool	87,70
54	staircase 3	12,00
55	patio 1	11,50
56	patio 2	13,10





indoor			
GROUND FLOOR			m². USEFUL
03	lift		3,30
04	staircase 1		-
18	gallery		22,20
19	staircase 2		13,55
20	distributor 1		34,55
21	livingroom-dining		92,10
22	master bedroom		36,65
23	master bathroom		31,04
24	closet		24,60
25	kitchen		35,95
26	distributor 2		14,00
27	guest toilette		6,45
28	service corridor		15,10
29	kitchen storage room		8,80
30	laundry		12,80
41	office		34,00
42	Tv /Kids room		50,00
outdoor			
GROUND FLOOR			m². USEFUL
31	kitchen terrace		32,00
32	lounge pergola		63,40
33	master bedroom terrace		14,80
36	pond		17,20
37	garden-patio		38,80
38	back corridor		33,60
39	back garden		80,00
40	agrdener/storage room		32,30
54	staircase 3		-
58	staircase 4		15,00
BUILT SURFACE.INDOOR.		m²	
Indoor Ground floor		357,32	
Indoor Service areas		97,60	

BUILT SURFACE. OUTDOOR.
(Open terraces, Pergolas and Porchs)
Open terraces (31+33).....(46,80m2)
Pergolas (32).....(63,40m2)
Covered Porchs (41).....(93,00m2)



