



GRUPO LOEN  ASOCIADOS

Struggling for Excellence

VILLA '4 Olivos'
Plot 1A in
LOS FLAMINGOS

The word that definitely defines the house is LIGHT

This is a beautiful residence situated on the frontline of the exclusive Los Flamingos Golf, which has hosted prestigious tournaments such as the European Seniors Championship in various years and in 2010 the Spanish Women's Open. Enjoy lots of outdoor space and stunning views.

GRUPO LOEN ASOCIADOS

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Developer:



Project Management:



Construction:



CONTACT

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SURROUNDINGS OF VILLA PADIERNA PALACE HOTEL, SPAIN



It is in an excellent location, at the heart of the Golden Triangle, Marbella-Benahavis-Estepona, just a few minutes from the Golf Valley and the best beaches to practice outdoor sports. The emblematic Marbella Town Centre or the glamorous Puerto Banus, their shops, exclusive boutiques, restaurants, nightlife and more are just a stone's throw away.

Grupoloen has developed a beautiful residence situated on the frontline of the exclusive Los Flamigos, one of the most sought-after golf courses in Europe. Here you will enjoy stunning views of the golf course, the lake and the Mediterranean Sea.

The master suite with the master bathroom integrated make up a unified space that triumphs the top floor with privileged sea views. In addition there are two large terraces facing the south and east and another one facing the west as well as a huge solarium. The house consists of spacious, light-filled open rooms and sliding doors that blur the boundaries between inside and outside. The stone wall represents the bridge to connect the lounge and the dining room atmospheres. The basement can be directly accessed from the street.

On designing this it was born in mind to create an incredibly personal and appealing atmosphere. The flooring material and the plants selected for landscaping make this villa modern, yet warm.

OVERVIEW

Located frontline in the exclusive Los Flamingos Golf, this luxurious property situated on a cul-de-sac will offer you all the sophistication you are looking for.

The house has a built area of 816 m2, with an exquisite use of space, light and air.



ATRIUM WITH OLIVE TREE

The Heart of the house

The Ancient Olive Tree, that was born a bit after the Discovery of America, dominating the house, represents a big surprise for any visitor.



SWIMMING POOL

Extended Swimming Pool With SunDeck

Whether you enjoy active time in the 3-side infinity pool or prefer just cooling down on a hot day, the large sun deck with marvellous golf views over the pool will more than serve your needs.



MASTER BATHROOM & MASTER BEDROOM

Sense of Freedom

Here again the unity triumphs. The upper floor, with wood floor all around, is like an independent house.

Spaces are open—no doors between the bedroom and the bathroom, neither between the walk-in closet and the bedroom—in a real harmonious way.



LOUNGE

The Best Place to Relax

Magnificent sunsets and a scent of life delight

DINING ROOM + BREAKFAST AREA

The Perfect Place To Host Friends & Family

Open space concept that join the main porch, the living and the dining room, and supreme views make this inviting for long brunches, sumptuous suppers and entertaining parties. With the choice of dining inside or enjoying the outdoor breakfast area

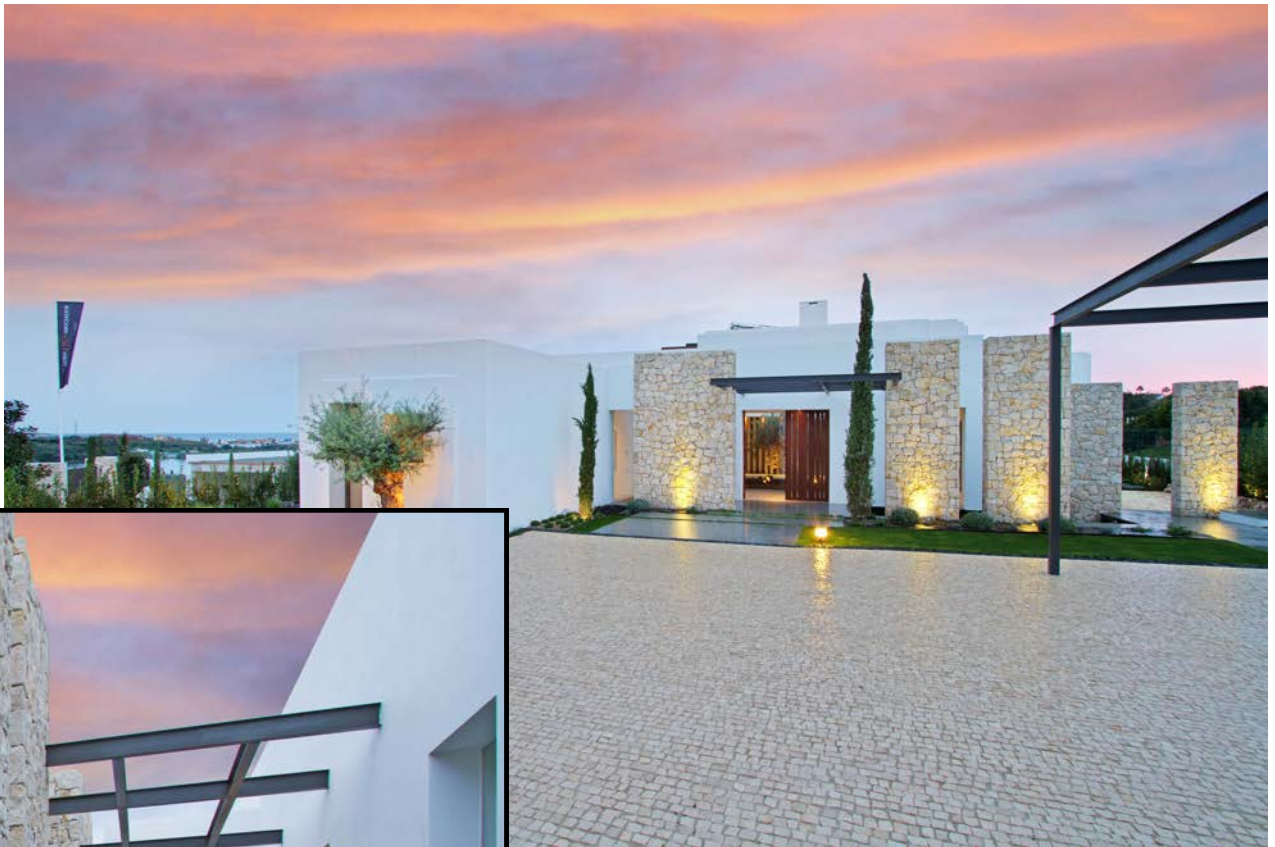


















THE VILLA

The property is facing southeast, towards the golf course, and at the same time opens towards the sea views.

A series of successive plans have been created through which the villa is discovered, in a comfortable and pleasant tour around a central Atrium with its Five Hundred years old Ancient Olive Tree, main focus of the dwelling, that organizes the circulations of the house.

The views are projected towards the exterior, or "the exterior is introduced into the interior". The Atrium is landscaped like the rest of the plot, stressing the intention that in the house the exterior and the interior blend together. All rooms have splendid almost floor-to-ceiling glass sliders, which let the Mediterranean bright light come in.

The bedrooms and their en-suite bathrooms are grouped in a separate area of the house on the west wing so that the house can operate with its day area.

The living room, dining room, kitchen have adjoining exterior porches to ensure sun protection in the interior and are situated on the façade that overlooks the golf.

The best location is reserved on the upper floor for the master bedroom with a master bathroom, which have two open terraces, to the east and south, in which a pergola can be installed to avoid the excessive sunshine of the interiors in the hottest months. And here you can also find a solarium, surrounding the source of light and air of the Atrium, with almost 360-degree views, overlooking the sea, the golf, the magnificent Hotel and the main entrance, with a couch and a fire pit table with burner.



Swimming pool with sundeck



Vegetable garden with direct access from the kitchen



Ample bedrooms with floor-to-ceiling glass sliders



All ensuite bathrooms

PLEASURE OF LIVING

Whether you feel like taking a dip in the pool or perhaps just sunbathing while listening to good music, or maybe spending a weekend cooking delicious dinners; this property has ample room to invite extended family or groups of friends over.

The corridors, staircases and all common areas boast motion sensor lights.

The open riser staircase enables the wonderful sight of the vertical garden of the interior patio

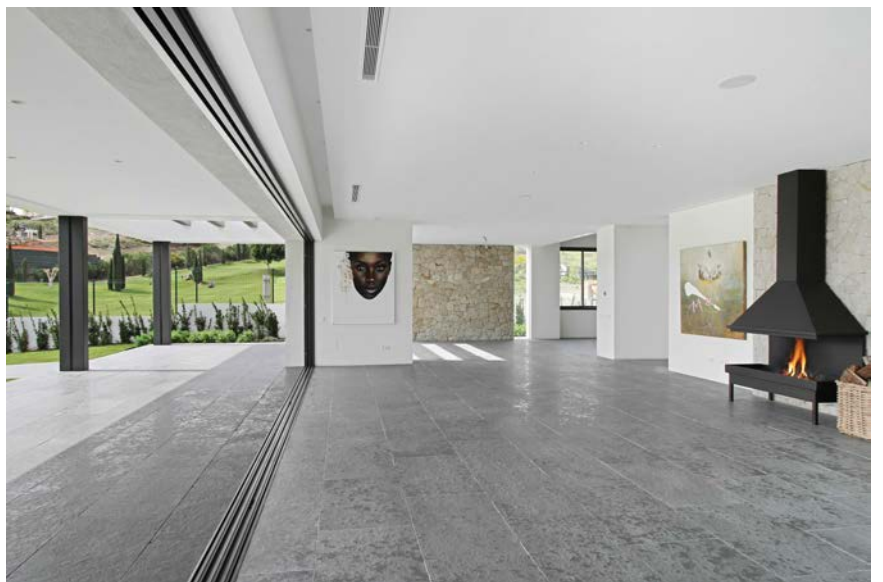
All bedrooms have en-suite bathrooms and with the amazing living+dining+porches area and an infinity-edge pool there is plenty of space to relax and to enjoy.

3-side
Infinity Pool

2 Porches in
Ground Floor

Breakfast area
with pergola

Open concept
Ground Floor







KEY INFORMATION

Villa ‘4 Olivos’

Urb. Los Flamingos I, plot 1A
29679 Benahavís, Málaga, Spain

Built Jan. 2017	5 Bedrooms
Pergola Carport for 3 cars	5+1 Bathrooms
Pond with fountain Atrium with Olive Tree Patio with vertical garden	4 Terraces






PLOT	GROUND FLOOR	FIRST FLOOR	BASEMENT	PORCHES & TERRACES
2,270 sq. m	445.36 sq. m	94.89 sq. m	275 sq. m	337 sq. m

Land Registry 2,270 sq. m Cadastral data 2,164 sq. m

FEATURES

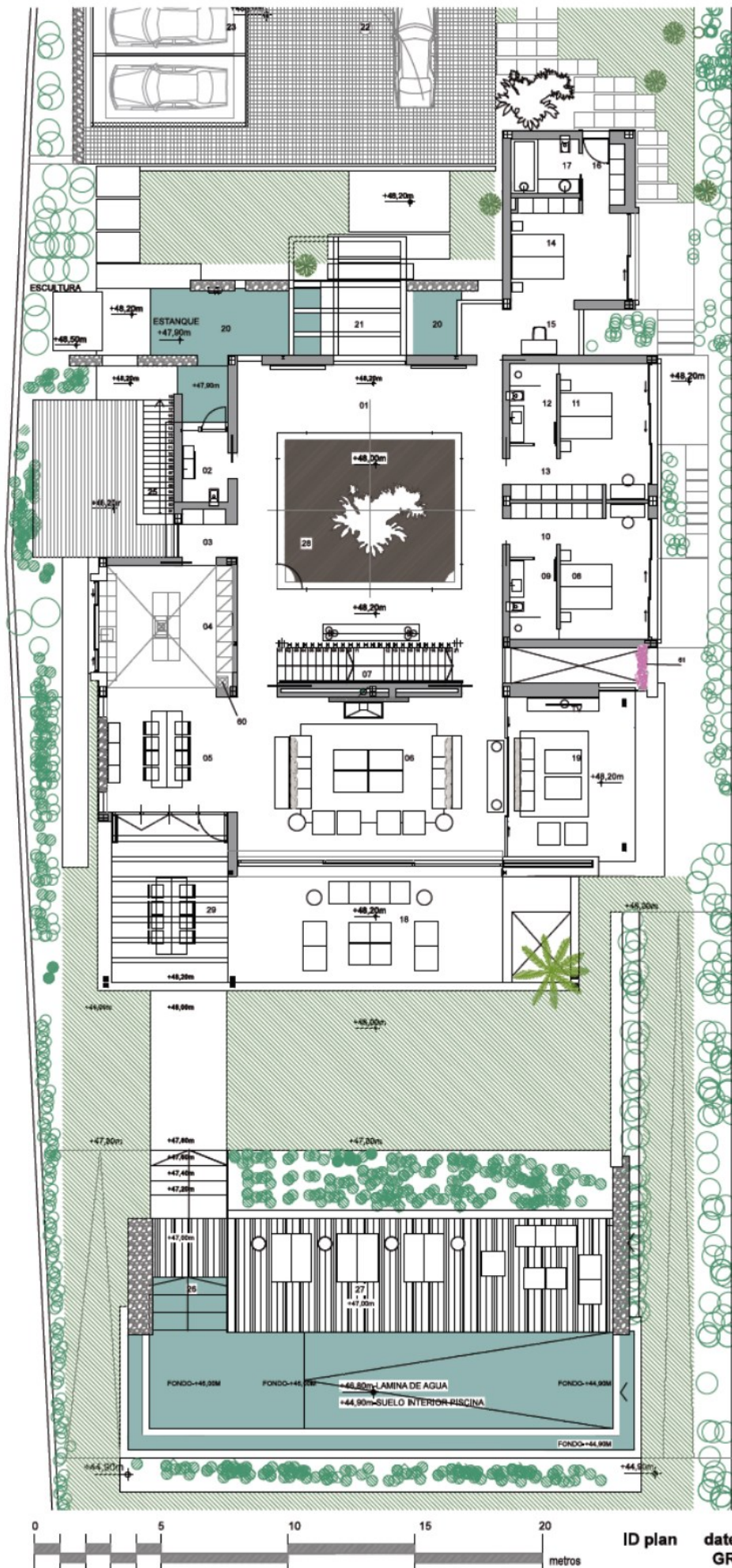
This unique villa boasts space and amenities, to name a few...

PROPERTY AMENITIES		
Outside		<ul style="list-style-type: none"> ◆ <i>3-side Infinity Pool</i> ◆ <i>Chillout area</i> ◆ <i>Solarium</i> ◆ <i>Entrance Pond with fountain</i>
		Frontline Los Flamings Golf Course
Villa		<ul style="list-style-type: none"> ◆ <i>All bathrooms en-suite</i> ◆ <i>Open concept lounge+dining+kitchen and breakfast area with pergola</i> ◆ <i>Atrium with ancient Olive tree</i>
		816 sq. m
Area		<ul style="list-style-type: none"> ◆ <i>Frontline Golf</i> ◆ <i>Lake and sea views</i> ◆ <i>Beaches, Puerto Banús</i> ◆ <i>Restaurants and all kind of leisure facilities</i>
		<p>Behavahís / Marbella</p> <p>Benahavis is considered the gastronomic capital of the Costa del Sol.</p> <p>Marbella has maintained its old town ambience even with all the amenities and facilities customarily found in a top-rate resort.</p>

DISCLAIMER

Seller shall not be responsible for any discrepancies that may occur on any technical or architectural plans of the property.

GROUND FLOOR



M2
indoor m2, useful
GROUND FLOOR

01	hall-corridor	75,91
02	toilette	5,13
03	distributor-wardrobe	4,00
04	kitchen	25,00
05	dinning	23,30
06	living	67,40
07	staircase	10,15
08	bedroom 1	18,30
09	bathroom 1	5,75
10	closet 1	4,10
11	bedroom 2	18,30
12	bathroom 2	5,75
13	closet 2	4,10
14	bedroom 3	18,30
15	bedroom hall	8,60
16	closet 3	4,50
17	bathroom 3	5,70

m2
outdoor
GROUND FLOOR

18	porch- living area- south	54,00
19	porch- living area-east	31,70
20	pond	36,00
21	pergola on access	21,00
22	entrance patio	186,00
23	pergola-vehicles	48,40
24	access to plot	3,00
25	outdoor staircase	5,50
26	pool	75,00
27	pool living area	74,00
28	inner patio / olive tree	44,75
29	breakfast-pergola	32,00

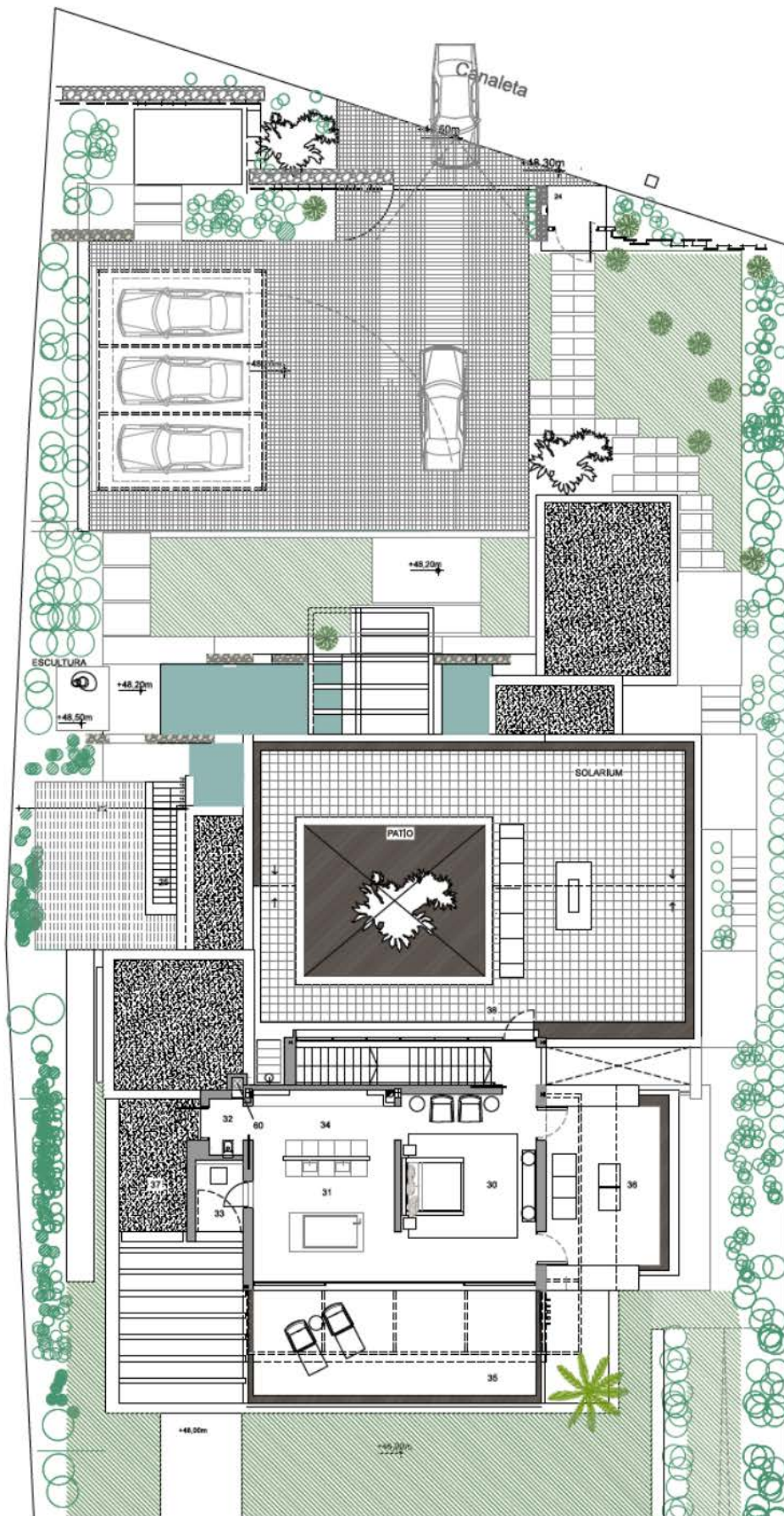
60 dirtyclothes pipe to laundry
61 vertical garden basement-ground fl.

BUILT SURFACE m2

Ground Floor indoor	355,06m2
Porch- Living area-south	55,00m2
Porch- Living area-east	35,30m2

TOTAL	445,36m2
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FIRST FLOOR



M2

Indoor FIRST FLOOR

m2. useful

30	master bedroom	34,10
31	master bathroom	23,20
32	WC	2,70
33	shower	5,30
34	closet	13,70

outdoor FIRST FLOOR

35	south open terrace	50,00
36	east open terrace	31,00
37	west open terrace	10,50
38	solarium	133,00

60 dirtyclothes pipe to basement

BUILT SURFACE

m2

First floor indoor

94,89m2

TOTAL

94,89m2

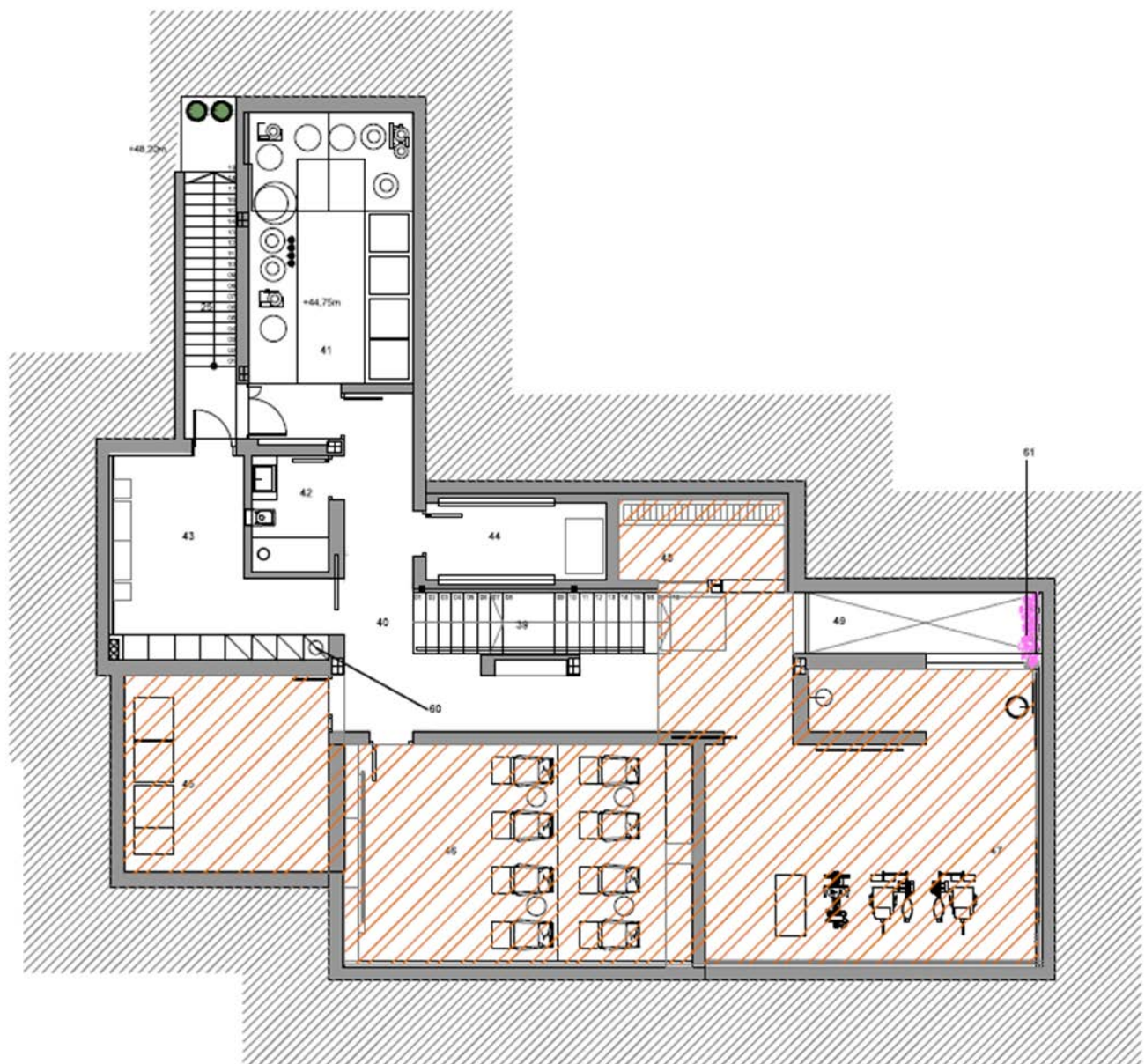


ID plan date 24.01.2017
FIRST FLOOR

scale 1.150

003

BASEMENT. OPTION 1



M2

indoor

m2. useful

BASEMENT FLOOR

39	staircase	8,00
40	corridor-distributor	22,30
41	installation room	30,60
42	service bathroom	4,80
43	laundry-iron room-serv.bedroom	18,15
44	electrical room	7,50
45	storage-service bedroom	21,60
46	homecinema	40,60
47	gym	49,00
48	winecellar	7,00
49	patio zen	9,00
60	dirtclothes pipe	
61	vertical garden basement-ground fl.	
25	outdoor staircase	7,40

BUILT SURFACE

m2

Basement Floor

275,00 m2

TOTAL

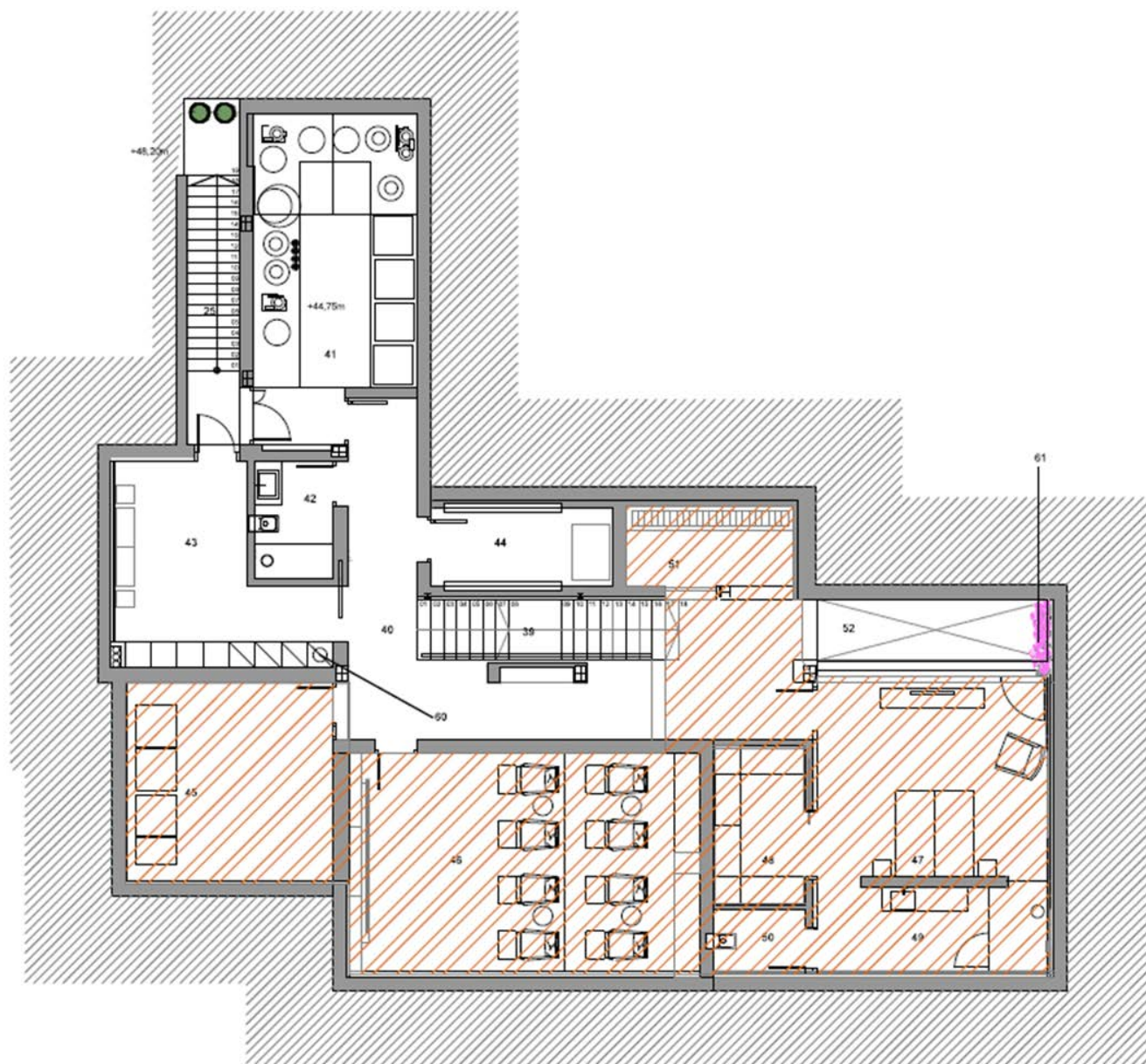
275,00 m2



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BASEMENT FLOOR

004

BASEMENT. OPTION 2



M2

indoor

m2. useful

BASEMENT FLOOR

39	staircase	8,00
40	corridor-distributor	22,30
41	installation room	30,60
42	service bathroom	4,80
43	laundry-iron room-serv.bedroom	18,15
44	electrical room	7,50
45	storage-service bedroom	21,60
46	homecinema	40,60
47	bedroom 5	25,00
48	dressing-closet 5	7,60
49	bathroom 5	10,30
50	wc 5	3,00
51	winecellar	7,00
52	patio zen	9,00

60 dirtyclothes pipe
61 vertical garden basement-ground fl.

25 outdoor staircase 7,40

BUILT SURFACE

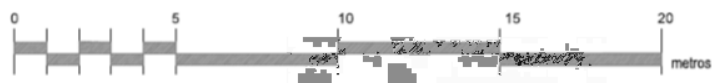
m2

Basement Floor

275,00 m2

TOTAL

275,00 m2



ID plan

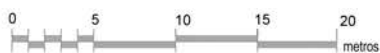
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BASEMENT FLOOR

004

SITE PLAN



ID plano

fecha 14.01.2017 escala 1.300
EMPLAZAMIENTO

001

parcela_2.260,24 m2

proyecto

uso	residencial
tipologia	unifamiliar aislada
ordenanza	R
altura máx	6,95m
nº plantas	PB+1
ocupación	21,75% _ 491,72m2
edificabilidad	21,9% _ 495,10m2
separación a linderos	3,00m

QUALITY SPECIFICATIONS

- ECO-FRIENDLY WALLS.
- EXTERIOR CARPENTRY Aluminium. TECHNAL brand. Double glazing CLIMALIT 6+6/12/4+4 with thermal insulation protection PLANITHERM in lounge and bedrooms.
- INTERIOR CARPENTRY. Interior passage 3 m HIGH doors lacquered wooden white colour. Wardrobes completely finished, inside lined, with floor-to-ceiling doors, embedded handles.
- GROUND FLOOR AND BASEMENT and EXTERIOR FLOORING of natural stone CUARCITA GREY 90*60. CAR entrance of cobblestone SQUARE PORTUGUESE WHITE. WOODEN STAIRCASE STEPS. INTERIOR FLOORING in FIRST FLOOR of FLOATING WOOD. POOL DECK of TIMBERTECH composite decking.
- Bathrooms TILED with NATURAL STONE. WHITE NEBULA MARBLE BLANCO in master bathroom.
- TOILETS. Wall-mounted. Possibility of installing the DUOFRESH system in ventilated ones, DUOFRESH in those not ventilated. The master bathroom toilet includes the SENSOWASH washing system.
- AIR CIRCULATION SYSTEMS and FORCED EXTRATION that guarantee the air renewal.
- SOLAR ENERGY to cover part of the hot water demand.
- UNDERFLOOR HEATING by water fed with a pump. Daikin brand in ground and first floor.
- AIR CONDITIONING SYSTEM hot/cold by fan coils and external cooler. Daikin brand. Temperature control in each room.
- TECHNICAL ALARMS installation: Fire and flood. **Intrusion alarm preinstallation.**
- TELECOMMUNICATIONS. Radio, television y telephone in all rooms.
- WI-FI in the entire house.
- AUDIO SYSTEM by SONOS.
- ENTRY PHONE.
- 3 SIDES INFINITY EDGE POOL illuminated.
- KITCHEN. **Not furnished.**
- BASEMENT. **The orange striped area in the sales plan is delivered in rough.**
- LAUNDRY ROOM. **Not furnished.**
- BOILER ROOM. With pressure pump, pool filter pump, water descaler, etc.
- GARDEN finished, with lighting programmer and automatic watering.
- PARKING SPACES above-ground.
- Gate automation for car entrance plus PEDESTRIAN gate.