



MARBELLA - SPAIN



Capanes

Nueva Andalucia - Marbella

24



The Living Area



The Master Bedroom



SENSATIONAL MODERN HOUSE

Contemporary style villa in Los Flamingos area in a dead end street with sea views from the upper floor and golf views from the garden area.

Situated at approximately 5kms from the beach the property offers stylish design, modern materials and lots of light and possibilities of further development of the basement according to the customers taste.

The accommodation comprises on the ground floor lounge with dining area and open plan kitchen, guest toilet, and one bedroom en-suite with access to the terrace. The lounge also features direct access to the terrace and pool.

The upper floor houses a large master bedroom with sea and golf views, open plan bathroom with hot tub and shower, and a dressing room. There are also two more bedrooms with private bathrooms and terraces.

The basement is not finished and delivered in rough. Could be developed to place a laundry, shower, fifth bedroom for staff or guests, cinema room, gymnasium and sauna.



The Main Entrance



FACTS

Plot Area	1430m2
Built Area	563m2
Bedrooms	4
Bathrooms	4 ensuite
Guest Toilet	1
Orientation	South

FEATURES

- Home Automation According Buyers Needs
- Stone and Wooden Flooring
- Pool (Heating Optional)
- Elevator (Optional)
- Underfloor Heating
- Air Conditioning
- Solar Panels
- Sea & Golf Views
- Home Theater (Optional)
- Carport
- 24 Security Service
- Close to the Beach



24



Atalaya Old Course was designed by Bernard von Limburger, a stunning 18 hole parkland layout featuring gently sloping fairways and fast, raised greens.



La Alquería

- A. Gibraltar
- B. Marbella
- C. Malaga

THE COSTA DEL SOL

The Costa del Sol is located in the province of Andalusia in Southern Spain, one of the most popular tourist destinations in the world. This “ Sun Coast “ runs for 150 km between Malaga and Estepona with skies predominantly blue all year round and brilliant sunshine. The Costa del Sol offers a series of large beaches, coves hidden amongst cliffs, famous leisure marinas such as Puerto Banus and tranquil fishing ports.

In the provincial capital of Malaga stands the military fortress of La Alcazaba, built by the Moors in the 11th century. At the far end of the Costa del Sol is the geographical and political oddity of Gibraltar, with visits to see the Barbary Apes and abundant military history. This great diversity means that it has something to offer to just about everyone, with enough entertainment and variety to please all kinds of visitors.

The Mediterranean sea is warm and safe with hills and high mountains sheltering the coastline. These elements allow for an all year micro climate making it the perfect location for golf and other outdoor activities. Known to many as the “ Costa del Golf ” due to the outstanding choice of luxury golf courses set along the coastline makes it a one of a kind destination for golf. Over 50 golf courses to choose from will have you returning to experience them all.

Thank You,

Please contact us for further information.

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