



MARBELLA - SPAIN

# Fortín de Las Flores

Guadalupe Baja







The Verandah & Pool Area





| The Pool



Outdoor Dining



The Lounge



The TV Room



The Kitchen





The Dining Room



## LOCATION . LOCATION . LOCATION

Fortin de las Flores is a fabulous beachfront villa situated in the sort after Guadalmina Baja residential area gives a true meaning to the popular saying in real estate known as “ Location , Location , Location “

This residence, designed in classic style enjoys a very colorful yet tasteful decor. Located within the prestigious urbanization of Guadalmina Baja near San Pedro de Alcántara, Puerto Banus and the beautiful town of Marbella.

This charming property with exquisitely crafted details , has a beautiful circular courtyard with a fountain surrounded by vegetation that leads to a sumptuous main entrance with large antique doors and a spacious lobby.

On the ground level a spacious lounge with fireplace connected to a cosy a second lounge and the dining room. Outdoor dining is also possible in the verandah overlooking the garden and pool area with views of the Mediterranean Sea. A double circular staircase leads to the upper level where you are presented with the Master Bedroom an 2 spacious ensuite bedrooms. An additional 2 bedrooms are found in the ground level.

The villa includes a garage for two cars, a heated pool and manicured gardens.



Bedroom I



Bathroom I



Bedroom II



The Main Entrance



The Master Bedroom



The Master Bathroom



The Master Bedroom Terrace



The Master Bedroom Views



#### FACTS

Plot Area	.....	2610m2
Built Area	.....	880m2
Terrace	.....	120m2
Bedrooms	.....	5
Bathrooms	.....	5 ensuite
Guest Toilet	.....	1
Orientation	.....	South

#### FEATURES

- Beachfront Location
- Under Floor Heating
- Air Conditioning
- Fireplace in Living Room & TV Room
- Heated Pool
- 2 Staff Rooms
- Garage for 2 Cars



The Bedroom III



| The Sauna



The Bathroom III



The Bedroom IV



| The Bathroom IV









Puerto Banús - Designed and Built in 1970 by Local Property Developer José Banús.



  
Guadalmina Baja

- 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 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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