



# Villa for sale in Estepona

1,140,000 €

Reference: SP0845 Bedrooms: 3 Bathrooms: 4 Plot Size: 169m<sup>2</sup> Build Size: 343m<sup>2</sup> Terrace: 122m<sup>2</sup>





## Costa del Sol, Estepona (town)

Exclusive New Build Residential Complex in Los Flamingos, Estepona&#13;&#13;Discover a unique opportunity to own a home in one of the most prestigious areas on the Costa del Sol. This new construction development offers 11 exquisitely designed townhouses and semi-detached villas in the heart of Los Flamingos, Estepona. Combining luxury, functionality, and energy efficiency, this project is perfect for those seeking a refined lifestyle in an exclusive setting.&#13;&#13;Prime Location on the Costa del Sol&#13;Nestled in the renowned Los Flamingos area, this residential complex is just 5 minutes from the pristine beaches of the Mediterranean. Estepona town center is less than 10 minutes away, while the vibrant Marbella and exclusive Sotogrande are within easy reach. Málaga International Airport is approximately 70 km away, Gibraltar Airport is just 60 km, and Puerto Banús, the luxury marina, is a short 20 km drive.&#13;&#13;Luxury Homes with Exceptional Features&#13;Each home in this development has been thoughtfully designed to meet the highest standards of comfort and sophistication. These properties include:&#13;&#13;Three spacious bedrooms and four modern bathrooms&#13;Private garden, pool, and parking&#13;Expansive terraces and solariums for outdoor living&#13;High-end features such as underfloor heating, advanced home automation, and energy-efficient systems&#13;&#13;Quality Finishes and Thoughtful Design&#13;Attention to detail defines these homes. With aluminum outdoor carpentry featuring a thermal break, armored access doors, and indirect LED lighting throughout, every element has been carefully chosen. Optional additions, such as an elevator, enhance accessibility, while automated drip irrigation ensures the gardens are effortlessly maintained.&#13;&#13;Lifestyle and Amenities&#13;Set amidst the tranquil Los Flamingos Golf Course, this community offers a harmonious blend of natural beauty and modern convenience. Supermarkets, restaurants, and essential services like Cancelada Medical Center are just 5 minutes away. Golf enthusiasts will appreciate the proximity to one of the Costa del Sol's premier courses, while the nearby walking paths and serene lake provide a peaceful retreat.&#13;&#13;Seamless Connectivity&#13;Located along the New Golden Mile, residents enjoy quick access to the A-7 and AP-7 highways, ensuring smooth travel to key destinations. Estepona Port (10 km) and Puerto Banús (20 km) provide entertainment, shopping, and dining, while Malaga International Airport (70 km) connects you to the world.&#13;&#13;Your Dream Home Awaits&#13;Experience the perfect balance of luxury, comfort, and location in Los Flamingos. Don't miss the opportunity to own one of these exceptional properties. Contact us today to schedule a viewing or for more information.&#13;&#13;&#13;929



## Features:

### Features

Location: Coastal, Urbanisation  
Private pool  
Parking - Space  
Near schools  
Near Commercial Center  
Solarium: Yes  
Gated  
Storage / Trastero  
Double Bedrooms: 3  
Heating: Yes, Air Conditioning: Yes  
garden  
Beach: 1500 Meters  
Under-Build / Basement  
Number of Parking Spaces: 2  
Terrace: 122 Msq.  
Useable Build Space: 202 Msq.

### Energy Rating

B

### CO2 Emission Rating

B