

## 3 bedroom Villa for sale in Estepona, Málaga

1,140,000€



### Exclusive New Build Residential Complex in Los Flamings, Estepona

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 Flamings, Estepona. Combining luxury, functionality, and energy efficiency, this project is perfect for those seeking a refined lifestyle in an exclusive setting.

#### Prime Location on the Costa del Sol

Nestled in the renowned Los Flamings 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.

#### Luxury Homes with Exceptional Features




















Each home in this development has been thoughtfully designed to meet the highest standards of comfort and sophistication. These properties include:

Three spacious bedrooms and four modern bathrooms

Private garden, pool, and parking

Expansive terraces and solariums for outdoor living

High-end features such as underfloor heating, advanced home automation, and energy-efficient systems

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|--|---|--|
|  3 bedrooms                          |  4 bathrooms                     |  343m <sup>2</sup> Build size |
|  169m <sup>2</sup> Plot size         |  Garden                          |  Private pool                 |
|  Gated                               |  Solarium: Yes                   |  Near Schools                 |
|  Near Commercial Center              |  Location: Coastal, Urbanisation |  Double Bedrooms: 3           |
|  Near Golf / Golf Resort Property    |  Under-Build / Basement          |  Number of Parking Spaces: 2  |
|  Heating: Yes, Air Conditioning: Yes |  Beach: 1500 Meters              |  Terrace: 122 Msq.            |
|  Useable Build Space: 202 Msq.       |   |  |



Property marketed by Stratus International Properties

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