

# VILLA TOSCANA LOS FLAMINGOS GOLF



KAREN  
DADONN  
TEAM  
REAL ESTATE MARBELLA

**kw** MARBELLA  
KELLERWILLIAMS



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## Features

5 bedrooms + 7 bathrooms

1006 m2 built - 846 m2 living area

1751 m2 plot

Est. community fees: 40€ / month

Est. IBI fees: 3000€ / year

Rubbish tax: 18€ / year

Price: 3.300.000€





## A SOPHISTICATED RESIDENCE

In perfect harmony with its natural environment, this frontline golf property has a privileged location. It is designed to enjoy the views and sunlight throughout the entire day.

High-end materials and exquisite finishings complete this unique and best-valued property in the area.

Every aspect of modern living has been considered in the design process. Generous terraces surround this beautiful villa, overlooking the manicured and mature garden and its swimming pool.

Underfloor heating, AC hot and cold system, solar panels, lift.



**KAREN DADONN**

**General Manager**

Keller Williams Luxury Spain

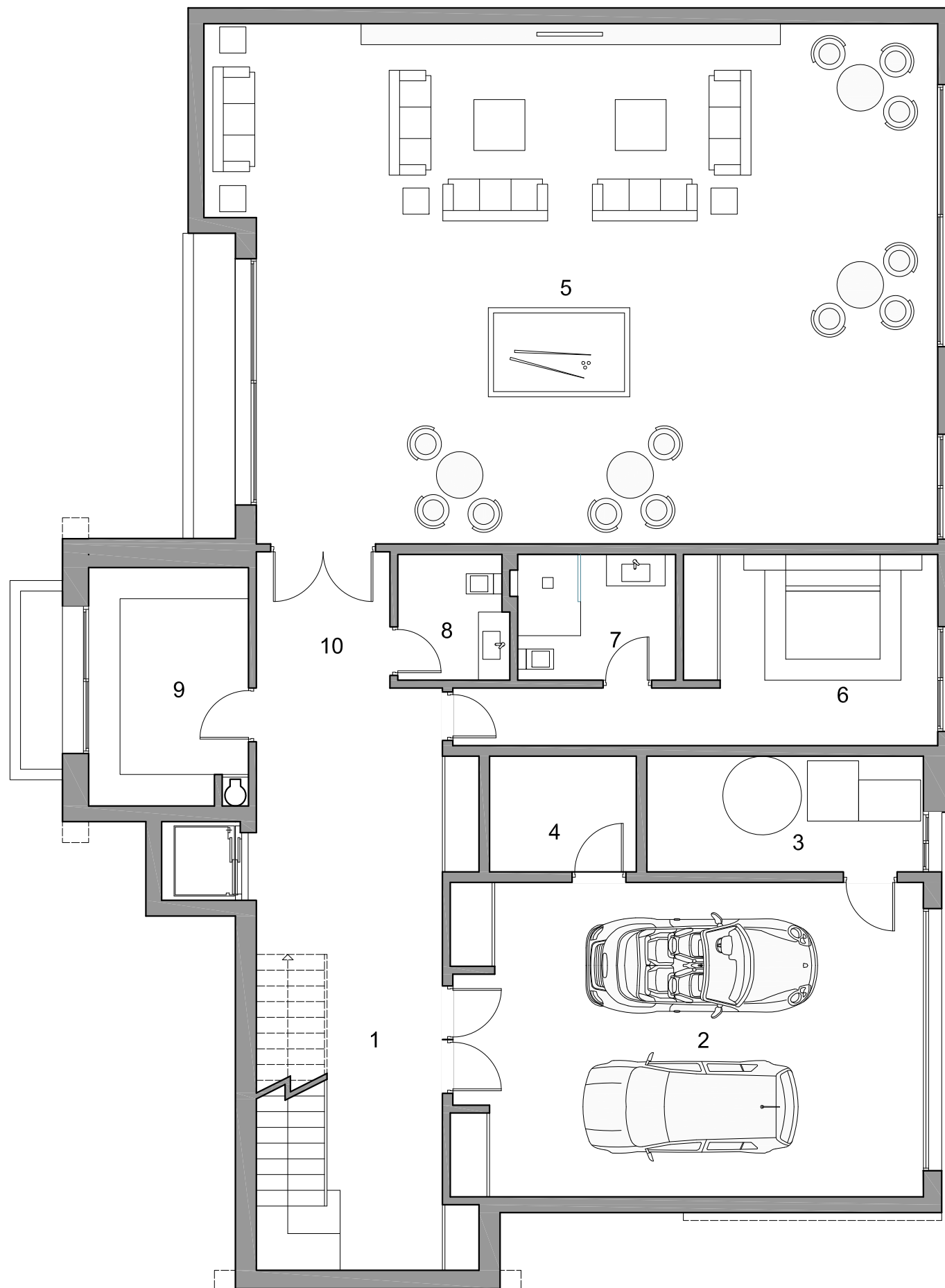
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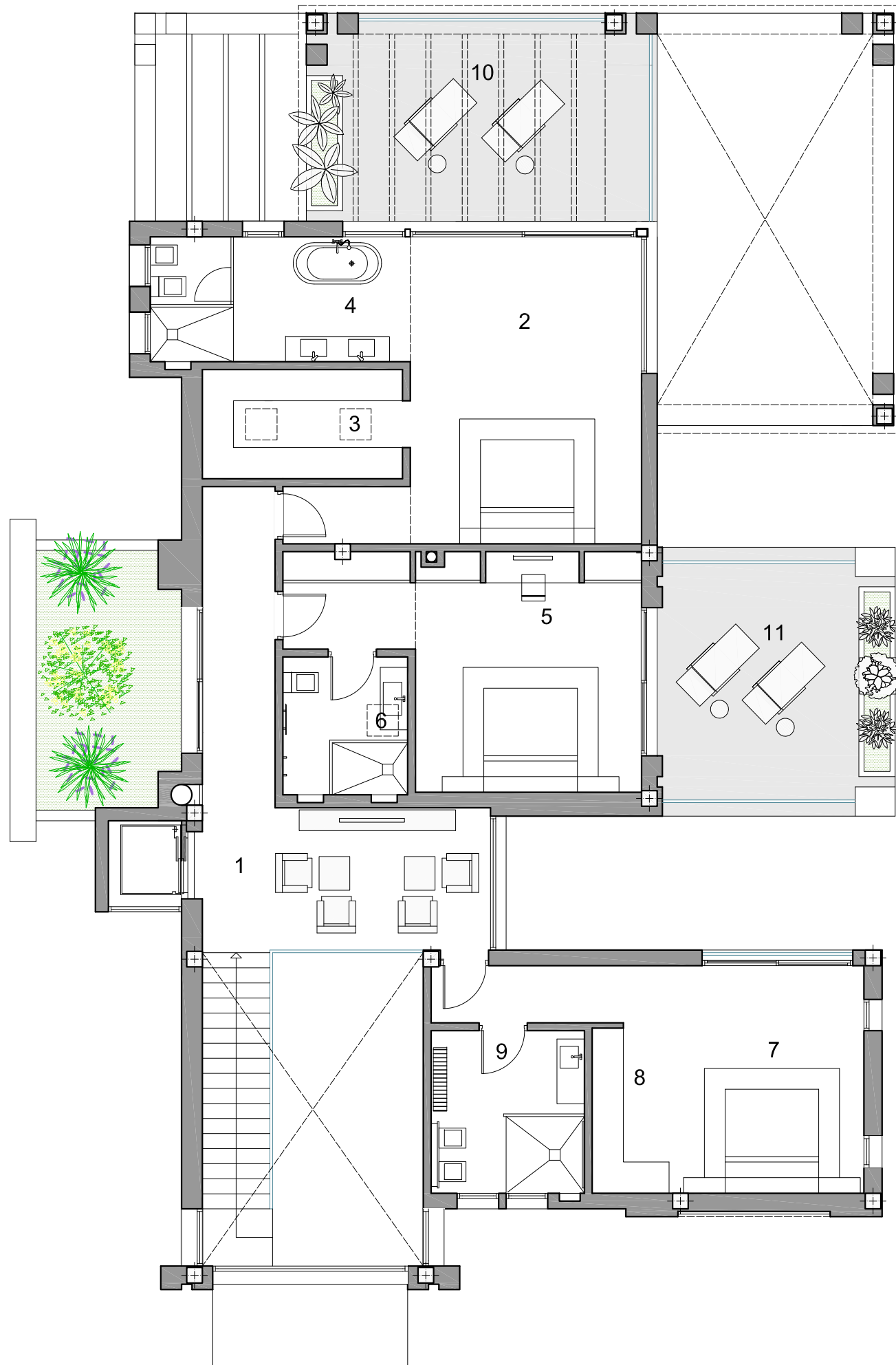
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- 01-Basement Hall 31.56 m2
- 02-Garage 53.82 m2
- 03-Machine Room 11.66 m2
- 04-Storage 6.19 m2
- 05-Multipurpose Room 132.75 m2
- 06-Bedroom 22.53 m2
- 07-Bathroom 7.23 m2
- 08-Toilet 5.13 m2
- 09-Laundry 14.64 m2
- 10-Hall 11.12 m2

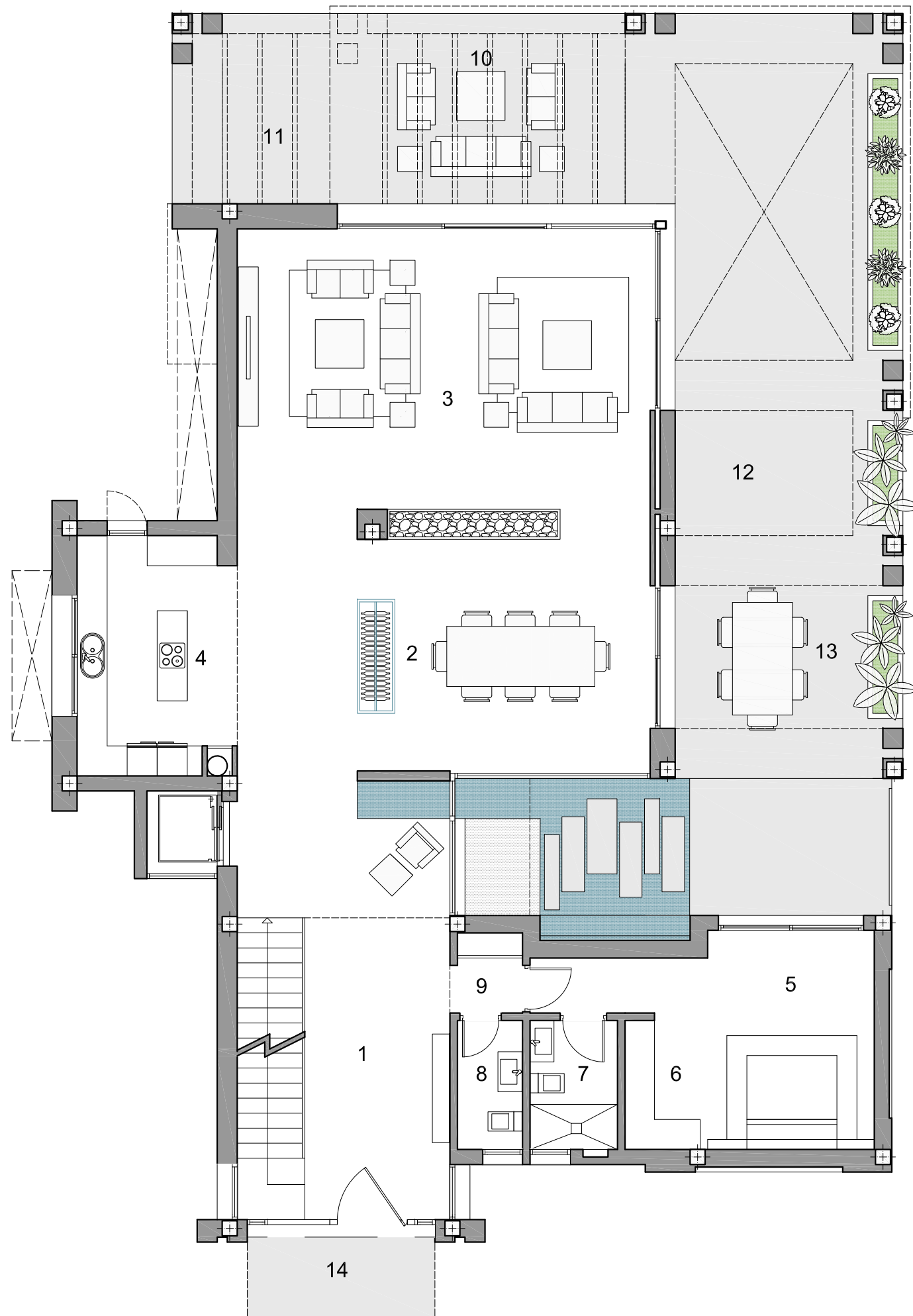
Basement built Surface : 345.49 m2



- 01-Hall 23.46 m<sup>2</sup>
- 02-Bedroom I 29.58 m<sup>2</sup>
- 03-Dressing Room I 8.09 m<sup>2</sup>
- 04-Bathroom I 11.52 m<sup>2</sup>
- 05-Bedroom II 24.91 m<sup>2</sup>
- 06-Bathroom II 6.60 m<sup>2</sup>
- 07-Bedroom III 20.95 m<sup>2</sup>
- 08-Dressing Room III 5.17 m<sup>2</sup>
- 09-Bathroom III 9.22 m<sup>2</sup>
- 10-Bedroom Terrace I 26.00 m<sup>2</sup>
- 11-Bedroom Terrace II 19.18 m<sup>2</sup>

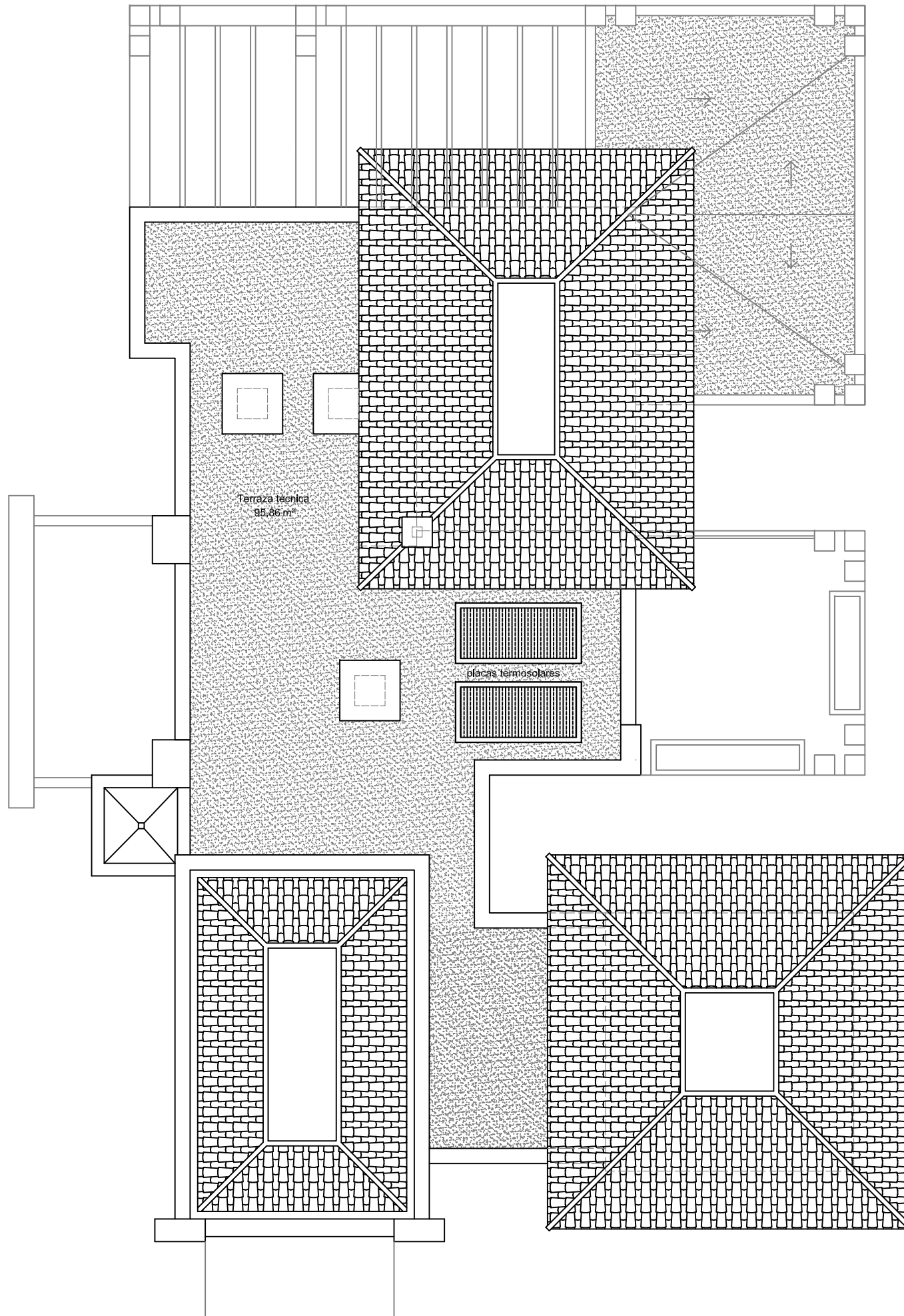
First Floor built Surface: 200.74 m<sup>2</sup>





- 01-Entrance hall 29.73 m<sup>2</sup>
- 02-Dining Room 41.38 m<sup>2</sup>
- 03-Living Room 48.44 m<sup>2</sup>
- 04-Kitchen 14.70 m<sup>2</sup>
- 05-Bedroom IV 18.88 m<sup>2</sup>
- 06-Dressing Room IV 4.09 m<sup>2</sup>
- 07-Bathroom IV 4.50 m<sup>2</sup>
- 08-Toilet 3.35 m<sup>2</sup>
- 09-Wardrobe 2.22 m<sup>2</sup>
- 10-Pool Porch 60.28 m<sup>2</sup>
- 11-Pool Terrace 11.90 m<sup>2</sup>
- 12-Dining Room Terrace 11.37 m<sup>2</sup>
- 13-Dining Room Porch 21.02 m<sup>2</sup>
- 14-Entrance Porch 6.00 m<sup>2</sup>

Ground Floor built Surface: 211.72 m<sup>2</sup>



1 - Terrace: 95.86 m2

Living area Roof Plan: 95.86 m2



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