+34 604 489 646
info@luxury-realty.com
luxury-realty.com



LOS FLAMINGOS

399,000 €

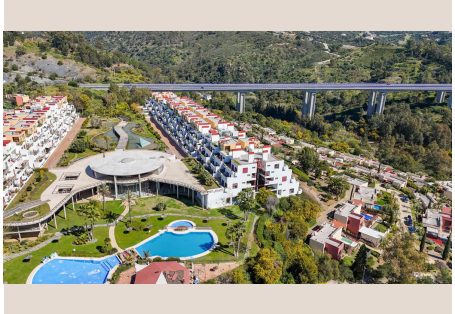
REFERENCE R5500249

Exquisite Duplex Penthouse in Los Flamingos: Your Mediterranean Sanctuary

3	2	127 m²
BEDROOMS	BATHROOMS	BUILT













Description

Welcome to an exceptional property where the allure of natural light seamlessly blends with the quintessential Mediterranean lifestyle. Nestled in the prestigious Los Flamingos area of Southern Spain, this fabulous duplex penthouse offers not just a home, but a daily retreat designed for supreme comfort and sophisticated living. From the moment you step inside, you'll feel an immediate sense of grandeur and warmth, promising a truly unique and luxurious experience.

The heart of this magnificent residence is its incredibly spacious living room. Bathed in glorious natural light throughout the day, this inviting space boasts a charming fireplace, perfect for cozy evenings. Large, expansive windows frame picturesque views, while soaring 5-meter-high ceilings amplify the sense of openness and grandeur. Every corner of this room is thoughtfully designed, creating an ambiance that is both expansive and intimate, making it an ideal setting for both lively entertaining and quiet relaxation. Imagine golden sunsets painting the sky, enjoyed from the comfort of your own home, a spectacle that becomes a cherished daily ritual.

This remarkable property enjoys a prime corner location within the highly sought-after Parque Botánico complex, offering enhanced privacy and breathtaking vistas. The interior layout is meticulously planned for comfort and functionality, featuring three beautifully appointed bedrooms. The serene master suite is a private haven, complete with its own elegant private bathroom, ensuring a personal space for tranquility and rejuvenation. Additionally, there are two full bathrooms, designed with contemporary finishes to cater to both residents and guests with ease. The fully equipped kitchen, a culinary enthusiast's dream, combines practicality with modern style, ready for preparing everything from simple breakfasts to gourmet dinners.

Unrivaled Outdoor Living and Panoramic Views

One of the most captivating features of this penthouse is its impressive 69 square meters of sun-drenched terraces. These expansive outdoor spaces are a true extension of the living area, designed for enjoying Southern Spain's enviable climate to the fullest. From here, your gaze sweeps across a magnificent panorama, stretching from the majestic mountains to the sparkling Mediterranean Sea in the distance. Envision starting your mornings with a cup of coffee as the sun rises over the hills, spending lazy afternoons basking in the warmth, or hosting unforgettable al fresco dinners under a canopy of stars. These terraces are more than just outdoor spaces; they are stages for life's most beautiful moments, offering endless opportunities for relaxation, entertainment, and soaking in the unparalleled beauty of the Costa del Sol.

A Lifestyle of Wellness and Convenience at Parque Botánico

Living at Parque Botánico means gifting yourself a daily wellness experience within a secure and thriving community. This prestigious gated complex provides unparalleled peace of mind with 24/7 security and surveillance, complemented by a dedicated concierge service ready to assist with your needs. Beyond the security, the community is a veritable oasis of leisure and recreation. Indulge in refreshing dips in the expansive outdoor pool during the warm summer months, or enjoy year-round swimming in the luxurious indoor heated pool, a perfect amenity for the cooler winter days. The on-site spa offers a sanctuary for relaxation and rejuvenation, while the state-of-the-art gym caters to all your fitness aspirations. Sports enthusiasts will appreciate the various courts available, encouraging an active and healthy lifestyle. For socializing, an on-site bar provides a convenient spot to connect with neighbors and friends, all set amidst beautifully landscaped gardens that invite strolls and moments of quiet contemplation. This comprehensive array of amenities ensures that every day is an opportunity for enjoyment, health, and community.

Prime Location: Los Flamingos, Southern Spain

The location in Los Flamingos, Southern Spain, is highly coveted, synonymous with luxury and exclusivity. Situated on the New Golden Mile, between the vibrant towns of Marbella and Estepona, Los Flamingos is renowned for its world-class golf courses, most notably the prestigious Villa Padierna Golf Resort. This area offers a perfect blend of tranquil natural beauty and convenient access to bustling coastal towns, pristine beaches, high-end dining, and designer boutiques in Puerto Banús. The unique microclimate of the region ensures mild winters and long, sunny summers, making it an ideal destination for year-round living or

as a luxurious holiday escape. Residing here places you at the heart of Southern Spain’s most desirable lifestyle, offering both serene seclusion and vibrant social opportunities.

In addition to all these exceptional features, this duplex penthouse includes the practical benefits of a private underground parking space and a convenient storage room, ensuring both ease and ample space for your belongings.

Are you ready to wake up in your own paradise every day, surrounded by luxury, comfort, and breathtaking views? Don't miss the opportunity to experience this dream home firsthand.

Get in touch with us at Luxury Realty to schedule your private viewing. Your new life, defined by elegance and the Mediterranean dream, begins today.

Estimated Costs Payable by the Buyer

For transparency and guidance, please find below an estimated breakdown of costs associated with the purchase of this property. This information is provided to help you understand the financial aspects of your investment, though the final amounts may vary based on specific circumstances.

The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Assigned Taxes), the maximum standard rate of which is 7 per cent. The taxable base shall be the higher of the price stated in the deed and the cadastral reference value (Article 10 of the Consolidated Text of the Law on Property Transfer Tax and Judicial Fees). Reduced rates may apply depending on the buyer's personal circumstances. The costs of the notarial deed and registration with the Land Registry are governed by official fee schedules (Royal Decree 1426/1989) and (Royal Decree 1427/1989) respectively. An indicative estimate is between €500 and €2,000 for notarial fees and between €250 and €1,500 for registration fees. Administrative agency (if engaged voluntarily, fees are at the agency's discretion): Estimated cost between €300 and €500. Municipal capital gains tax (IIVTNU) is payable by the seller (Article 104 of the TRLRHL). Estimated total cost to the buyer: €438,900. This estimate is indicative and is provided in accordance with Article 20.1.c) of the TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Estate agent's fees are payable by the seller. CN1

Details

Reference	R5500249	Property Type	Apartment
Status	Sale	Price	399,000 €
Bedrooms	3	Bathrooms	2
Build size	127 m²	Plot Size	–
Terrace	–	Parking places	by request

Features

Pool, Air conditioning, Sea views, Mountain views, Lift, Private garden, 24H Security, Parking

Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio Tembo, 23
29660 Marbella