



ACOSTA LOS FLAMINGOS

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1. DESCRIPTION - LOS FLAMINGOS

FLAMINGOS GOLF CLUB & RESORT is situated at 75km from the international airport of Malaga and at 45km from the international airport of Gibraltar and only 10 minutes from Marbella and Estepona.

At present it has two golf courses and will open another two in the future:

- Flamingo Rosa, Par 72, 18 holes, open
- Flamingo Blanco, Par 64, 9 holes, open
- Gran Flamingo, Par 72, 18 holes, opening soon.
- Flamingo Norte, Par 72, 18 holes, opening soon.

The plot of approx 24.000m², is situated in one of the most exclusive areas of expansion in Marbella: on a small hilltop with stunning views over the golf courses, the sea, Gibraltar and the African Coast.

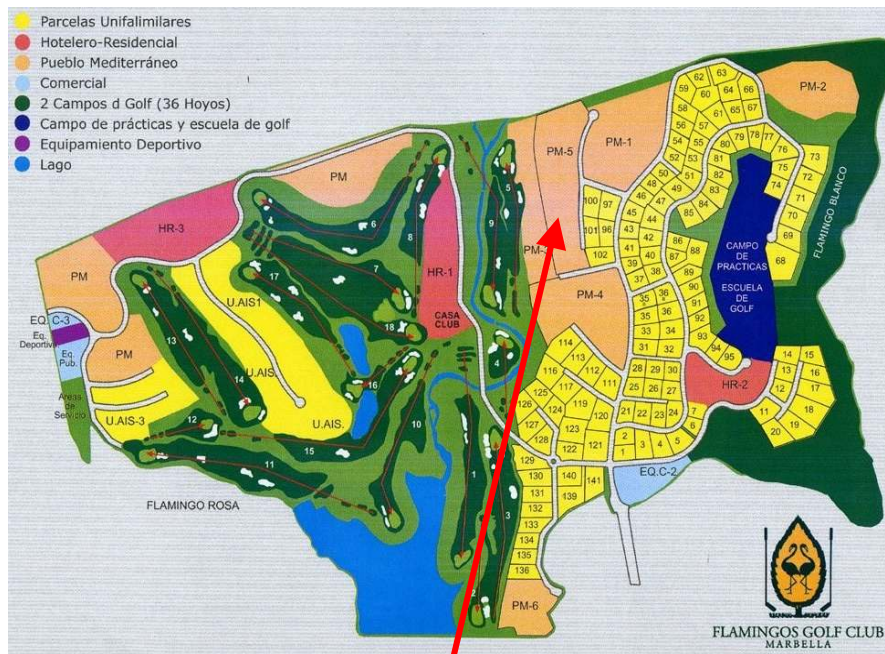
As the views are guaranteed, it makes this the ideal location for anyone who wishes to enjoy the tranquillity of living near a golf course, with a five star hotel nearby.

The complex will be built in accordance to the area, where the best materials are being used. Although the planning permission allows a total of 120 units, only 96 will be built and the project will consist of 2 & 3 bedroom apartments and 3 bedroom penthouses. All the apartments will have an underground parking space with a lift going directly to the property and a storage room with the possibility of acquiring parking space for a golf buggy (optional).

2. PHOTO GALLERY



3. SITUATION MAPS



4. BUILDING SPECIFICATIONS

STRUCTURE

All concrete, foundations, walls, wrought iron, tiling, etc. following the current EHE regulations.

WALLS

Triple cavity bricks, air cavity, double cavity partition with thermal insulation within the air cavity, exterior mortar finish for levelling and interior plaster finish.

PARTITION WALLS

Living area distributions made with double cavity and perforated solid brick walls between dwellings and communal areas, finished with plaster on both sides.

ROOF

Will be flat and waterproof, with thermal insulation, and completed with raised eaves.

EXTERIOR CARPENTRY AND BLINDS

In lacquered or colour-coated aluminium, double-glazing windows, and electric rolling blinds in the bedroom same colour as carpentry.

IRONWORK

Hand railings in colour laminated glass with a metallic structure and enamel finish.

Metallic lattice window in the kitchen with an enamel finish.

Garage doors: automatic and remote control.

INTERIOR CARPENTRY

The main entrance has a security damp proofed solid DM door unfinished for varnishing or lacquered.

Interior doors in solid DM, unfinished for varnishing.

Glass panels in front room and kitchen.

Wardrobe fronts in solid damp proofed DM unfinished for varnishing.

FLOORING

Kitchen and utility room: high quality ceramic floor tiles.
Front room, bedrooms and bathrooms: Marble 40x40 or 30x60 polished, glossed and risers in wood or damp proofed DM varnished.
Exterior flooring: terraces with non-slip ceramic tiles.
Basement: cement mortar with a quartz finish (mechanic finishing)

TILING

Kitchen: plain and light coloured high quality tiles 20x30 with decorative pattern.
Bathroom: Spanish marble with fitted mirror.
Utility Room: plain and light colours high quality tiling 20x30 cm.

PAINTING

On the exterior a base and overcoat stone coloured on mortar.
Interior: Vertical surfaces: cream colour emulsion paint on plaster.
Interior: Horizontal surfaces: White plaster moulding on the living room, bedroom and corridors ceiling.

BATHROOM FITTINGS

Porcelain units, ROCA brand, model DAMA SENSO or similar.
Basins fitted in marble surface.
Enamelled bath tubs, ROCA brand, model PRINCESS or similar.
Hydro massage bathtub in master bathroom.

TAPS

Mixer tap, ROCA brand, MONODIN model or similar specific to each function (bathtub, shower, sink, bidet, washbasin, etc)

PLUMBING

Individual water meter.
Piping network in copper with insulated section for hot water.
Waste pipes in P.V.C.
Porcelain washbasin in utility room.
Electric water boiler.

ELECTRICITY

Individual meter programmed for the highest usage of electric power.
The mechanism will be SIMON brand model 82 or similar.

HEATING AND AIR CONDITIONING SYSTEMS

Room temperature automatically regulated by thermostat.

TELEVISION AND TELEPHONE INSTALLATION

Satellite dish and digital connections for TV and FM.

All rooms except bathrooms fitted with connections for telecommunications according to the current regulations with possibility of connection to TV, cable TV, ISDN, telephone and Internet access, digital phones etc.

Connection points in living room, kitchen and bedrooms.

OTHER INSTALLATIONS

Security video entry camera with an inside monitor.

Pre-installation for alarm system

KITCHEN FURNITURE

Fully fitted kitchens with the following electrical household appliances: Ceramic induction hob, oven, extractor fan, dishwasher, fridge, freezer, a stainless steel sink, mixer tap ROCA MONODIN model or similar, washer-dryer in utility terrace.

LIFTS

Made by OTIS with a capacity for 6 persons and direct access from the garages.

Panoramic lift in the garden.

GARAGES

CO₂ fire proof according to the regulation CPI-96.

Automatic, sensor activated lighting.

Remote control automatic door.

VARIOUS

Acoustic insulation against impact on floors using TEXILAN coating or similar.

5. COMMUNAL AREAS

- Communal garden areas with automatic irrigation and lighting systems.
- Pathways, walkways, panoramic viewing point, fountain and illuminated rest areas.
- Three Swimming pools with lighting and purifier systems.
- Two Paddle Courts.
- Two changing rooms for the swimming pool and sports areas.
- Covered gymnasium and changing rooms.
- All within the private common areas with double access from the buildings and through the panoramic lift.

