Costas & Casas
Marbella Real Estate

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## Impressive modern new build villa with breathtaking views for sale in exclusive El Madroñal, Benahavis - Marbella

Marbella Area

House | Plot 3757 m² | Built 1107 m² | Terrace 239 m² | 6 | 7 | Ref. 172207-P | **11.300.000 €**

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not from part of any contract. The price does not included purchase costs.

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**Majestic designer villa for sale in El Madroñal, Benahavis - Marbella**

## HIGHLIGHTS

- In an exclusive residential community with 24-hour security.
- Breathtaking views of the Mediterranean Sea.
- Spacious indoor and outdoor spaces.
- Majestic high ceilings.
- Indoor and outdoor pool, spa, gym, home cinema and more.

## THE LOCATION

Situated in the green hills of Benahavis, in the exclusive and sought-after enclave of El Madroñal. Living in El Madroñal offers a unique combination of tranquility and nature, while all amenities are within easy reach. This charming, wooded area with low building density is completely enclosed, guaranteeing privacy and serenity.
Residents enjoy breathtaking views over the valley, the sea and the surrounding hills.
Within a few minutes' drive you will find various amenities, including a small supermarket. The vibrant hotspots of Puerto Banus, Marbella and their beautiful beaches are just 6 to 10 minutes away.
In addition, the famous golf valley of Nueva Andalucia is in the immediate vicinity, ideal for golf enthusiasts.
The charming village of Benahavis, known as the culinary pearl of the region, is also just a few minutes' drive away and offers a wide range of excellent restaurants.

## THE VILLA

**In figures:**

Plot: 3,757m²
Built area: 1,107m²
Terrace area: 239m²
Bedrooms: 6
Bathrooms: 7
Guest toilets: 3
3 floors

**General:**

**Situated on a large plot in an elevated position.**

Manicured landscaped garden with tropical greenery and lawn.
An **infinity pool and various serene water features** offer an oasis of peace and luxury.
Outdoor kitchen with barbecue and an ‘al fresco dining’ area.
Adjoining a **sunken lounge** with a central fire pit.
Several open and shaded terraces offer the opportunity to enjoy the pleasant Mediterranean climate.
**South-west facing.**
**Phenomenal, panoramic views across the valley towards the Mediterranean Sea.**

**Description:**

**Detached villa with sophisticated architecture.**
Designed with precision, with every detail perfectly finished.
**Floor-to-ceiling sliding windows with sunken frames provide a seamless transition between the interior and exterior spaces.**
Several rooms in the villa feature **double-height ceilings**, resulting in abundant daylight and excellent ventilation.
The modern and striking design of the villa allows **natural light to flow in** abundantly through glass elements, enhancing the smooth transition between indoors and outdoors.
Generous living space with 2 lounge areas and an integrated dining area.
**Personalised kitchen**, fully equipped with high-end appliances and an island.
Adjoining a utility room.
Six luxuriously appointed bedrooms, including a master suite with a private terrace, a walk-in wardrobe and an en-suite bathroom with a spa-like feel.
A recreational area on the lower floor will be equipped with a bar, play area and chill-out.
Climatised **wine bodega**.
Loft-style **home cinema**.
A **wellness area** will provide an **indoor swimming pool, relaxation area, Turkish steam bath, sauna** and private bathroom.
Equipped fitness room.
**Indoor guest or staff accommodation** with its own lounge, kitchenette, bedroom and bathroom.
Large format natural stone tiled floors.
Laundry room.
Storage room (more than one).
Technical room.
Carport for 3 cars.
Additional parking for 2+ cars.

Other features:
**Lift to all floors.**
Floating fireplace with rotation function.
Custom built-in wardrobes.
Glass balustrades around the terraces.

*Expected completion: December 2026*

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