Costas & Casas
Marbella Real Estate

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## Modern architectural villa with sea views and a profesional gym for sale in El Madroñal, Benahavís - Marbella

Marbella Area

House | Plot 5000 m² | Built 598 m² | Terrace 453 m² | 5 | 5 | Ref. 204300

**8.995.000 €**

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# Exclusive villa with unique covered outdoor gym with boxing ring or cage/MMA ring for sale in El Madroñal, Marbella - Benahavís

## HIGHLIGHTS

- Located in an exclusive gated residential community with 24-hour security
- Panoramic mountain and sea views
- Large private plot of 5,000 m² ensuring complete privacy
- Professional outdoor gym pavilion including boxing ring or cage/MMA ring
- Spectacular heated infinity pool
- South-west orientation
- Move-in ready

## L'EMPLACEMENT

Situated in the lush hills of Benahavís, within the exclusive and highly sought-after urbanisation of El Madroñal.
Living in El Madroñal means enjoying perfect harmony between tranquillity, nature and comfort, while all essential amenities are within easy reach. The green, wooded surroundings with low building density are fully gated and secured, guaranteeing maximum privacy and peace.
Various amenities are just minutes away by car, including a local shop for daily necessities.
The vibrant hotspots of Puerto Banús and Marbella, with their stunning beaches, are only 6 to 10 minutes away.
The prestigious Golf Valley of Nueva Andalucía is also nearby — a true paradise for golf lovers.
The picturesque village of Benahavís, known as the gastronomic hotspot of the region, is also within short distance and offers a wide selection of refined restaurants.

## THE VILLA

### In figures

Plot: 5,000 m²
Built area: 598 m²
Terraces: 453 m²
Bedrooms: 5
Bathrooms: 5
Guest toilet
3 living levels

### General:

**The plot is extensive and elevated, ensuring unobstructed views.**
The outdoor areas feature spacious terraces, shaded pergolas and landscaped gardens, including **a private organic vegetable garden** where you can enjoy fresh home-grown produce.
A **state-of-the-art outdoor fitness pavilion, covered by a high-quality stretch tent structure**, forms an **exclusive private training complex** where a **professional boxing ring (cage/MMA ring)**, advanced fitness equipment and a serene yoga zone blend seamlessly with the surrounding nature, complete with an ice bath for optimal recovery.
There is an **impressive infinity pool heated** by solar panels and an electric heat pump.
**South-west** facing.
**You enjoy breathtaking 360-degree views of the sea and mountains.**

## Description:

**The villa is a unique architectural concept, fully integrated into the mountain landscape.**
The design guarantees **complete privacy** with no overlooking neighbours.
Built to an exceptionally high standard using premium materials with meticulous attention to top-quality finishes.
The villa features **floor-to-ceiling glass walls framing the panoramic views**.
Floor-to-ceiling sliding windows with recessed profiles ensure a seamless transition to the outdoors and allow abundant natural light, contributing to a bright and open interior.
**The impressive living area, characterised by double-height ceilings, floor-to-ceiling glass walls and a fireplace crafted from rare blue Brazilian marble, is completed by a sculptural staircase that serves as a central art piece connecting the different living levels.**
Adjacent is a **second TV lounge with a bar**.
The modern kitchen is fully equipped with Miele appliances and connects directly to the dining area and terrace.
**There are five spacious bedrooms, each with its own aesthetic character, most featuring en-suite bathrooms and dressing areas.**
The lower floor offers **additional functional spaces such as an office**, laundry room and machine room.
Spacious storage room.
Indoor garage for multiple cars.
Additional parking on the driveway.

Additional features:
**Private lift**
Air conditioning (cooling and heating)
**Underfloor heating throughout**
Fireplace
Bespoke fitted wardrobes
**Natural wooden floors indoors**
Non-slip travertine on terraces
Double glazing
Glass balustrades
**Advanced home automation system** controllable via mobile app
LED lighting indoors and outdoors
**Automatic sun blinds and curtains programmed according to sunrise/sunset.**

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