Costas & Casas
Marbella Real Estate

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## Advanced designer villa with panoramic sea views for sale in El Madroñal, Marbella - Benahavís

Marbella Area

House | Plot 2591 m² | Built 561 m² | Terrace 544 m² | 5 | 5 | Ref. 212112

**5.500.000 €**

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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# Exclusive designer villa for sale in El Madroñal, Marbella - Benahavís

## HIGHLIGHTS

- Located within an exclusive gated community with 24-hour security.
- Panoramic views over the rolling hills and the Mediterranean Sea.
- A spectacular 360° rooftop terrace.
- Complete tranquillity, luxury and privacy.
- Near completion.

## LOCATION

Nestled amongst the lush hills of the municipality of Benahavís, within the exclusive and secure residential enclave of El Madroñal, this exceptional property enjoys a unique combination of peace, privacy and a stunning natural setting.
Despite its tranquil location, San Pedro, Puerto Banús and the Mediterranean coastline are all less than a ten-minute drive away.
The picturesque mountain village of Benahavís is also close by. Renowned as the gastronomic capital of the Costa del Sol, the village offers an outstanding selection of fine dining restaurants, charming tapas bars and authentic Spanish bodegas.
For golf enthusiasts, this is an exceptional location. The prestigious Golf Valley of Nueva Andalucía, together with renowned courses such as Los Arqueros, La Quinta and El Higueral, are all within easy reach, allowing you to enjoy world-class golf throughout the year.

## THE VILLA

### In figures:

Plot: 2,591 m²
Built area: 561 m²
Terraces: 544 m²
Bedrooms: 5
Bathrooms: 5 + 1

### General:

Generous, gently sloping plot of over 2,500 m², **offering exceptional privacy while blending harmoniously with the surrounding landscape.**
Extensive terraces, including a **spectacular rooftop terrace**, ideal for both large-scale entertaining and intimate al fresco dining.
**Outdoor kitchen and elegant open-air dining area**, enhancing the functionality of the outdoor living spaces.

Sleek **infinity swimming pool seamlessly integrated into the main terrace.**
**Ideally south-facing**, ensuring maximum sunshine throughout the day and beautifully illuminated interiors.
**Breathtaking panoramic views across rolling hills, lush greenery and the sparkling Mediterranean Sea.**

## Description:

**This luxurious villa showcases sophisticated contemporary architecture with a refined, cutting-edge design.**
Only the finest quality materials have been selected, with an emphasis on natural aesthetics, minimalist detailing and long-lasting durability.
**Floor-to-ceiling** glazed walls create a seamless connection between the interior and exterior, flooding the living spaces with natural light while bringing the Mediterranean landscape indoors.
The main floor features an **impressive open-plan living area**, centred around a spacious lounge that forms the heart of the home.
Adjacent to the living area is a bespoke **designer kitchen** with a minimalist central island, flowing effortlessly into the formal dining area.
**The villa offers five generously proportioned bedrooms, each with its own luxurious en-suite bathroom, as well as a separate guest cloakroom.**
The lower level includes an **exclusive fitness** suite complete with its own bathroom.
For those who enjoy entertaining, the stylish **media lounge** can easily be transformed into a state-of-the-art home cinema.
Additional features include a practical storage room and a garage with space for four vehicles.

Additional features:
**Private central lift serving all levels.**
Integrated air conditioning with heating and cooling.
Bespoke fitted wardrobes.
Double glazing throughout.
LED lighting indoors and outdoors.

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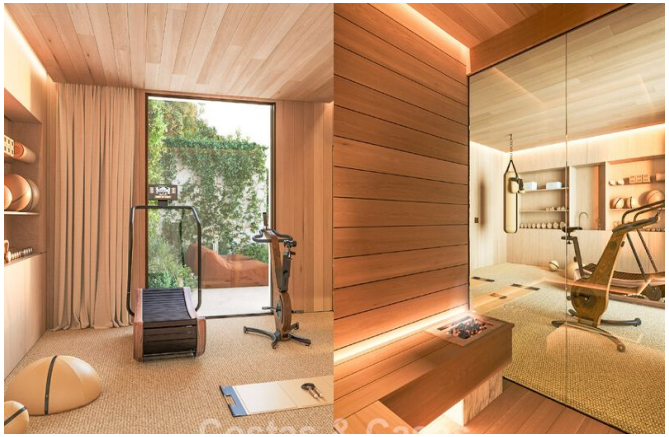
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