

# EL MADROÑAL, BENAHAVIS



bedrooms **6**    bathrooms **5**    built **526** <sub>m<sup>2</sup></sub>    terrace **273** <sub>m<sup>2</sup></sub>    plot **2.932** <sub>m<sup>2</sup></sub>

## VILLA YAMA - MODERN ANDALUSIAN LUXURY IN EL MADROÑAL

Situated in the tranquil nature of El Madroñal Gate 3, Villa Yama, designed by the prestigious architectural firm Archidom and developed by Homerun Developments, blends high-end architecture with meticulous environmental integration. Renowned for its panoramic views of the Mediterranean Sea and lush countryside, El Madroñal is a neighborhood that offers a unique blend of privacy, security, and natural beauty, all while maintaining accessibility to Marbella and Puerto Banús.

Villa Yama spans three levels, covering a generous 922 square meters. It features six opulently designed bedrooms, each complete with an en-suite bathroom, totaling seven bathrooms along with an additional guest toilet. The villa's 522 square meters of interior exude sophistication, utilizing natural wood ...

community -- month    garbage **18 €** year    ibi **1.648 €** year    for sale **7.500.000 €**





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A blend of functionality and elegance is evident in the villa's kitchen, which is equipped with top-of-the-line Gaggenau and Siemens appliances. The living spaces offer seamless access to the outdoors, enhancing the experience of indoor-outdoor living. Further emphasizing luxury, Villa Yama offers a private gym and sauna. Contemporary conveniences such as solar ...

Reference	572726	Beds	6	Built m <sup>2</sup>	526
Type	Villa	Baths	5	Interior m <sup>2</sup>	526
Location	El Madroñal, Benahavis	En-suite Baths	---	Terrace m <sup>2</sup>	273
		Guest Toilets	2	Plot m <sup>2</sup>	2.932
		Pax	---		
Pool	Private	Community	---	Levels	---
Garden	Private	Garbage	18 € / year	Floor	3
Garage	Private	IBI	1.648 € / year	Orientation	South
Parking slots	2	Construct Year	09/2025	EPC	In Progress
		Renovation year	---		

For sale

**7.500.000 €**

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.

panels signify a commitment to sustainable living. The villa's south-facing orientation not only ensures abundant sunlight but also maximizes the spectacular views of the sea, mountains, and the pool area.

El Madroñal Gate 3 is a prestigious residential area known for its luxurious villas and serene environment. Located in the hills above San Pedro de Alcántara in the municipality of Benahavís, this gated community offers stunning views of the Mediterranean Sea, Gibraltar, and even the African coastline. The neighborhood features spacious and private properties that often exhibit Andalusian and Mediterranean architectural styles. Lush greenery surrounds the area, providing an oasis of tranquility and privacy and often including extensive gardens, private pools, and high-end amenities.

Nature enthusiasts will find the nearby natural forest a highlight, offering opportunities for hiking, bird watching, and exploration. Residents can enjoy morning walks or bike rides through scenic trails, deeply connecting with the surrounding nature. For sports aficionados, the nearby Los Arqueros Golf and Country Club presents a premier golfing experience. Designed by the legendary golfer Seve Ballesteros, this club offers a challenging course with panoramic views of the surrounding landscape.

Residents are also spoiled for dining choices. The nearby village of Benahavís, known as the "Dining Room of the Costa del Sol," offers a high concentration of excellent restaurants, including Restaurante Los Abanicos and Restaurante Rufino, both known for their superb culinary offerings. While El Madroñal itself is purely residential, nearby San Pedro de Alcántara provides various shopping options, including the La Colonia Shopping Center and the Boulevard de San Pedro, satisfying both everyday needs and boutique shopping desires.

Families residing in this area have access to several reputable schools, including Colegio Atalaya, which offers bilingual education, and the International School Estepona, renowned for its British curriculum. El Madroñal Gate 3 is well connected via the A-397 road, facilitating easy travel to Marbella, Puerto Banús, and beyond. Although public transportation is somewhat limited, private cars serve as the primary mode of travel for most residents.

Villa Yama emphasizes an outdoor lifestyle with thoughtfully designed spaces that echo the natural grace of El Madroñal. The property comes fully furnished in a modern style that aligns with its architectural ethos, offering a ready-to-live-in luxury experience. Additional features include 24-hour security service, ensuring peace of mind for residents, and an outdoor garage with two parking spaces. The community's sense of security and strong community spirit make it a preferred choice for those seeking a peaceful yet luxurious environment.

Nearby amenities, including local shops, schools, and the beach, are just a 15-minute drive away, striking a balance between secluded living and ease of access to essential services and leisure facilities. This makes Villa Yama not just a residence but a luxurious sanctuary that offers a high-quality lifestyle in harmony with ...