

## EL MADROÑAL, BENAHAIVIS



bedrooms **8**    bathrooms **8**    built **1.445** m<sup>2</sup>    terrace **247** m<sup>2</sup>    plot **5.100** m<sup>2</sup>

### MODERN LUXURY DESIGNED VILLA IN EL MADROÑAL

contemporary home for sale in the exclusive gated community of El Madroñal, a peaceful and sought-after area in the hills of Marbella. This villa offers a perfect balance of modern design, comfort, and breathtaking views of the Mediterranean. Designed by AMES Architect, every detail reflects quality, functionality, and a deep connection with its surroundings.

With eight spacious en-suite bedrooms and two additional guest bathrooms, the villa is designed for comfort and convenience. The open-plan layout connects the living and dining areas with a state-of-the-art Gaggenau kitchen, fully equipped with the latest appliances. High ceilings and expansive windows let in natural light, creating bright and welcoming spaces while framing the sea views. A contemporary fireplace ...

community **1.120 €** month    garbage **18 €** year    IBI **5.125 €** year    for sale **11.500.000 €**

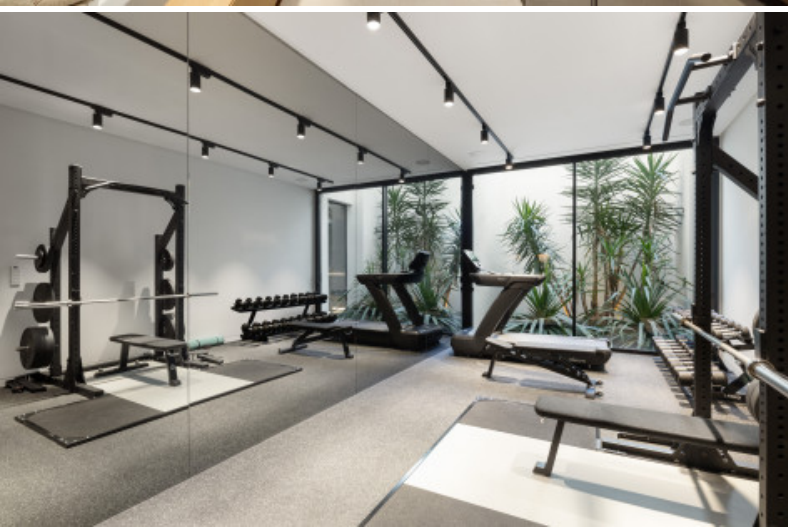
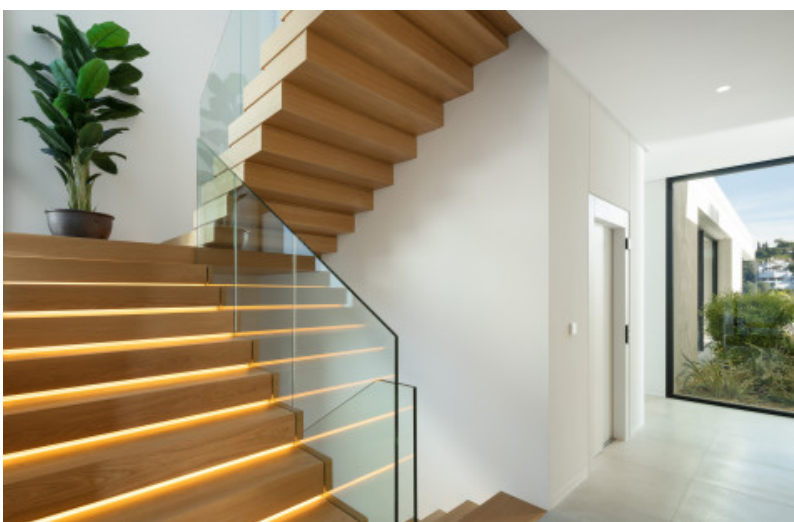








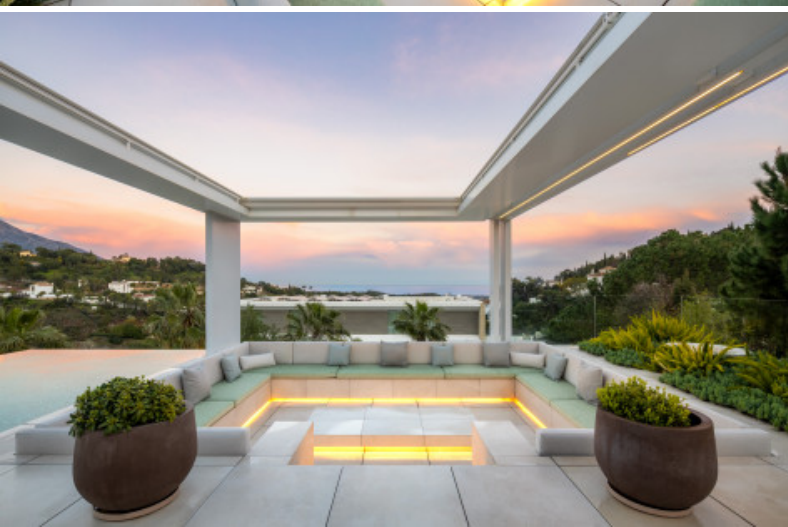
















El Madroñal, Benahavis

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The outdoor spaces are just as inviting. Large terraces, both covered and open, provide ideal spots for outdoor dining or simply enjoying the peaceful setting. A built-in gas fireplace adds a cozy touch for cooler evenings. The double-sized infinity pool, complete with heating, an automatic cover, and a saltwater treatment system, gives the impression of merging with the horizon, offering uninterrupted views of the Mediterranean.

Designed for both entertainment and relaxation, Villa Sienna includes a private cinema room, a climate-controlled wine cellar, a Turkish bath (hammam), and a sauna. Every feature has ...

Reference	615703	Beds	8	Built m <sup>2</sup>	1.445
Type	Villa	Baths	8	Interior m <sup>2</sup>	1.445
Location	El Madroñal, Benahavis	En-suite Baths	---	Terrace m <sup>2</sup>	247
		Guest Toilets	2	Plot m <sup>2</sup>	5.100
		Pax	---		
Pool	Private	Community	1.120 € / month	Levels	---
Garden	Private	Garbage	18 € / year	Floor	---
Garage	Private	IBI	5.125 € / year	Orientation	South
Parking slots	---	Construct Year	2021	EPC	B 21,12 kWh/m <sup>2</sup>
		Renovation year	---		A 5,63 KgCO2/m <sup>2</sup>

For sale

**11.500.000 €**

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.



been carefully chosen to enhance the experience of living in this home, making it a space where comfort and leisure come together effortlessly.

Located just a 10-minute drive from Marbella's beaches, restaurants, and international schools, El Madroñal is known for its privacy and natural surroundings. The area is ideal for those who enjoy outdoor activities, with hiking and mountain biking trails in the nearby Sierra de las Nieves Natural Park. Golf lovers will appreciate the proximity to renowned courses like Los Arqueros Golf & Country Club and La Quinta Golf.

For those who enjoy good food, Benahavís, a village famous for its excellent restaurants, is just a short drive away. Nearby towns like San Pedro de Alcántara and Puerto Banús offer a variety of shopping options, from small boutiques to international luxury brands. The area is also well connected, with easy access to the A-7 highway, linking residents to Marbella, Málaga, and beyond.

a home that combines modern design with the tranquility of nature, offering a lifestyle that is both relaxed and connected. Whether as a permanent residence or a holiday retreat, it is an exceptional opportunity to enjoy one of Marbella's most beautiful locations.