



El Madroñal, Benahavis

Villa Yama - Modern Luxury set within a serene natural landscape,  
El Madroñal.

bedrooms **6**    bathrooms **5**    built <sub>m2</sub> **526**    terrace <sub>m2</sub> **273**    plot <sub>m2</sub> **2.932**



community -- month    garbage 18 € year    ibi 1.648 € 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.

El Madroñal, Benahavis

## Villa Yama - Modern Luxury set within a serene natural landscape, El Madroñal.

Situated in the tranquil enclave of El Madroñal Gate 3, Villa Yama exemplifies modern luxury set within a serene natural landscape. This exceptional property, designed by the prestigious architectural firm Archidom and developed by Homerun Developments, blends high-end architecture with meticulous environmental integration. Renowned for its panoramic vistas 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 panels, Xcelanic big formats, wooden floors, and elegant marble finishes. The outdoor spaces are equally impressive, with a 400 square meter terrace that includes an exquisite infinity pool and a comfortable lounge area. These features make it a perfect setting for enjoying the scenic surroundings or hosting unforgettable gatherings.

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 stunning outdoors, enhancing the experience of indoor-outdoor living. Further emphasizing luxury, Villa Yama boasts a private gym and sauna. Contemporary conveniences such as solar 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. Nestled in the hills above San Pedro de Alcántara in the municipality of ...

Reference	572726	Beds	6	Built m²	526
Type	Villa	Baths	5	Interior m²	658
Location	El Madroñal, Benahavis	En-suite Baths	---	Terrace m²	273
		Guest Toilets	2	Plot m²	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	04/2025	EPC	In Progress

For sale

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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 ample 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 nature.

In summary, Villa Yama by Homerun Developments and Archidom stands as a pinnacle of luxury real estate. It promises a sophisticated space for discerning individuals seeking tranquility paired with luxury. As a symbol of luxury living in one of Benahavís' most prestigious locales, this property is an ideal retreat and a refined residence on the Costa del Sol.

