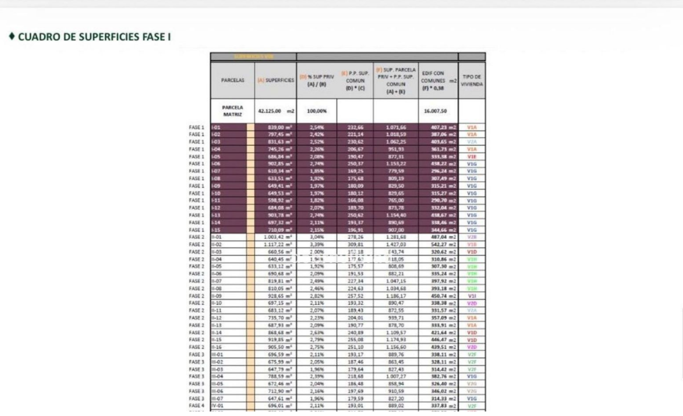
Reference: R5443939

WWW.VIVI-REALESTATE.COM
WWW.VIVI-HOMES.COM



♦ CUADRO DE SUPERFICIES FASE I

	PARCELAS	(A) SUPERFICIES	(D) % SUP PRIV (A) / (B)	(E) P.P. SUP. COMUN (D) * (C)	(F) SUP. PARCELA PRIV + P.P. SUP. COMUN (A) + (E)	EDIF CON COMUNES m2 (F) * 0,38	TIPO DE VIVIENDA
	PARCELA MATRIZ	42.125,00 m2	100,00%			16.007,50	
FASE 1	I-01	839,00 m²	2,54%	232,66	1.071,66	407,23 m2	V1A
FASE 1	I-02	797,45 m²	2,42%	221,14	1.018,59	387,06 m2	V1A
FASE 1	I-03	831,63 m²	2,52%	230,62	1.062,25	403,65 m2	V2A
FASE 1	I-04	745,26 m²	2,26%	206,67	951,93	361,73 m2	V1A
FASE 1	I-05	686,84 m²	2,08%	190,47	877,31	333,38 m2	V1E
FASE 1	I-06	902,85 m²	2,74%	250,37	1.153,22	438,22 m2	V1G
FASE 1	I-07	610,34 m²	1,85%	169,25	779,59	296,24 m2	V1G
FASE 1	I-08	633,51 m²	1,92%	175,68	809,19	307,49 m2	V1G
FASE 1	I-09	649,41 m²	1,97%	180,09	829,50	315,21 m2	V1G
FASE 1	I-10	649,53 m²	1,97%	180,12	829,65	315,27 m2	V1G
FASE 1	I-11	598,92 m²	1,82%	166,08	765,00	290,70 m2	V1G
FASE 1	I-12	684,08 m²	2,07%	189,70	873,78	332,04 m2	V1G
FASE 1	I-13	903,78 m²	2,74%	250,62	1.154,40	438,67 m2	V1G
FASE 1	I-14	697,32 m²	2,11%	193,37	890,69	338,46 m2	V1G
FASE 1	I-15	710,09 m²	2,15%	196,91	907,00	344,66 m2	V1G
FASE 2	II-01	1.003,42 m²	3,04%	278,26	1.281,68	487,04 m2	V2B
FASE 2	II-02	1.117,22 m²	3,39%	309,81	1.427,03	542,27 m2	V1B
FASE 2	II-03	660,56 m²	2,00%	[illegible]	[illegible]	320,62 m2	V1D
FASE 2	II-04	640,45 m²	[illegible]	[illegible]	[illegible]	310,86 m2	V1H
FASE 2	II-05	633,12 m²	1,92%	175,57	808,69	307,30 m2	V1H
FASE 2	II-06	690,68 m²	2,09%	191,53	882,21	335,24 m2	V1H
FASE 2	II-07	819,81 m²	2,49%	227,34	1.047,15	397,92 m2	V1H
FASE 2	II-08	810,05 m²	2,46%	224,63	1.034,68	393,18 m2	V1H
FASE 2	II-09	928,65 m²	2,82%	257,52	1.186,17	450,74 m2	V1I
FASE 2	II-10	697,15 m²	2,11%	193,32	890,47	338,38 m2	V2D
FASE 2	II-11	683,12 m²	2,07%	189,43	872,55	331,57 m2	V2A
FASE 2	II-12	735,70 m²	2,23%	204,01	939,71	357,09 m2	V1A
FASE 2	II-13	687,93 m²	2,09%	190,77	878,70	333,91 m2	V1A
FASE 2	II-14	868,68 m²	2,63%	240,89	1.109,57	421,64 m2	V1D
FASE 2	II-15	919,85 m²	2,79%	255,08	1.174,93	446,47 m2	V1D
FASE 2	II-16	905,50 m²	2,75%	251,10	1.156,60	439,51 m2	V2D
FASE 3	III-01	696,59 m²	2,11%	193,17	889,76	338,11 m2	V2F
FASE 3	III-02	675,99 m²	2,05%	187,46	863,45	328,11 m2	V2F
FASE 3	III-03	647,79 m²	1,96%	179,64	827,43	314,42 m2	V2F
FASE 3	III-04	788,59 m²	2,39%	218,68	1.007,27	382,76 m2	V1G
FASE 3	III-05	672,46 m²	2,04%	186,48	858,94	326,40 m2	V2G
FASE 3	III-06	712,90 m²	2,16%	197,69	910,59	346,02 m2	V2G
FASE 3	III-07	647,61 m²	1,96%	179,59	827,20	314,33 m2	V1G
FASE 4	IV-01	696,01 m²	2,11%	193,01	889,02	337,83 m2	V2F

Detached Villa in El Madroñal

Price **€ 8,000,000**

Plot Size	**42 m²**

SETTING

- ✔ Country
- ✔ Close To Golf

ORIENTATION

- ✔ South

CONDITION

- ✔ Good

The road climbs away from the coast through cork oak and pine, passing through the gates into El Madroñal, one of the Costa del Sol's most private and established communities, where nature takes centre stage. Built with respect for Andalusian architecture and the surrounding landscape, the house sits naturally within its setting. Blending Andalusian character with subtle Scandinavian influences, it combines understated luxury with enduring quality.

Set within a private estate of more than 9,600 m², the property enjoys a rare sense of space and privacy. Facing south and west, it offers open views of the Mediterranean Sea, rolling hills, and surrounding mountains. Perfectly positioned within the community, it remains just minutes from the coast's amenities.

Inside, artisan materials have been carefully selected throughout. A refined palette of natural, locally inspired finishes creates warmth and character. Moroccan limestone floors, lime plaster walls, natural stone, timber, and metal details have been chosen for both their beauty and longevity.

The kitchen, crafted in solid oak by Mobalco, features Taj Mahal quartzite worktops, Gaggenau appliances, a separate pantry, and a dedicated coffee station.

Bathrooms are finished with handmade terracotta tiles, bespoke oak cabinetry, travertine surfaces, and solid limestone sinks, all complemented by Dornbracht fittings.

Floor-to-ceiling teak windows and sliding doors connect the interior seamlessly with the terraces and garden. Bespoke oak wardrobes and joinery reinforce the home's consistent attention to detail.

All four bedrooms are en-suite, providing comfort and privacy for family and guests. The gym can easily be transformed into an additional guest suite with a separate entrance.

Designed for easy living, the garden features drought-tolerant Mediterranean planting that thrives year-round with minimal maintenance.

Every detail has been thoughtfully considered, creating a home that feels authentic, elegant, and enduring. Set in one of the Costa del Sol's most sought-after addresses, this is a rare opportunity to enjoy privacy, nature, and proximity to the coast in the heart of El Madroñal.

View Property Online

GALLERY

ViVi Real Estate | Calle Almendralejo de Jarales 5 Mijas Costa, 29640

Tel: +34 672 816 975

Email: sales@vivi-realestate.com | Web: www.vivi-realestate.com