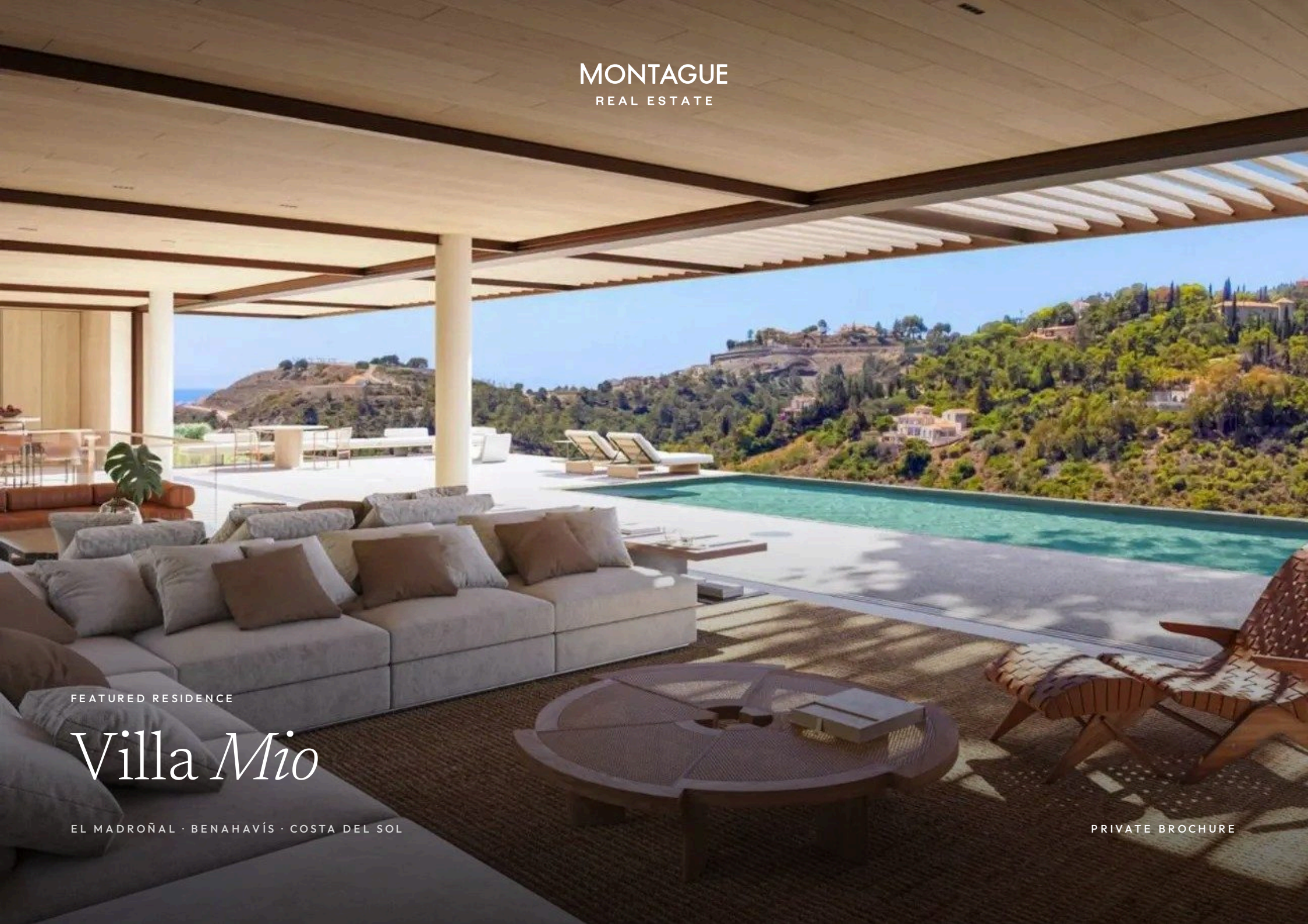
MONTAGUE
REAL ESTATE



FEATURED RESIDENCE

Villa *Mio*

EL MADROÑAL · BENAHAVÍS · COSTA DEL SOL

PRIVATE BROCHURE

THE RESIDENCE

A newly built hillside residence by AMES Arquitectos in El Madroñal, Benahavís, with panoramic sea and mountain views, in one of southern Spain's most secure gated communities.

AT A GLANCE

BEDROOMS	6
BATHROOMS	6
LIVING AREA	1,028 m² built
TERRACE AREA	4,149 m²
ORIENTATION	South
CONDITION	New build, completed 2025
GUIDE PRICE	€11,500,000

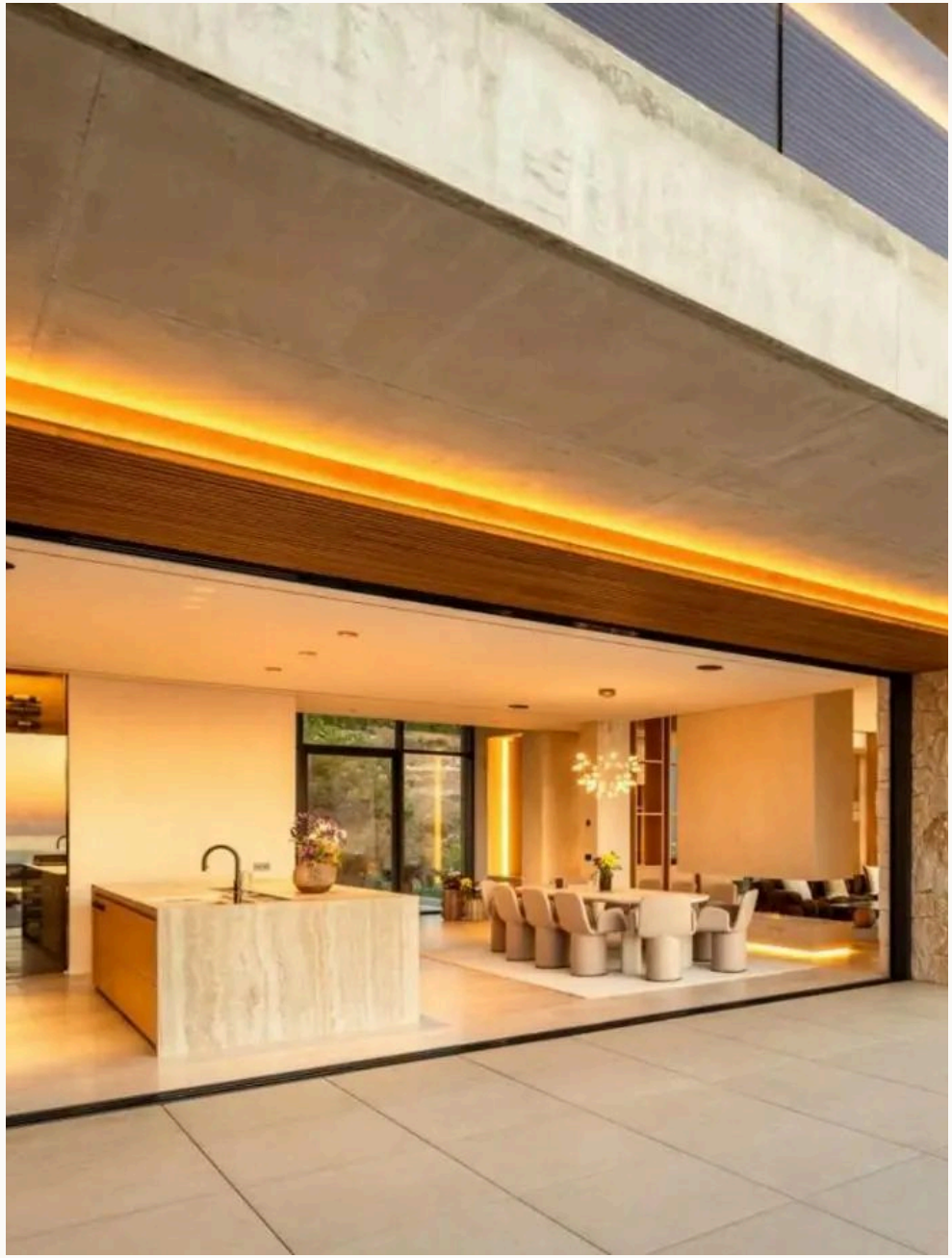


CHAPTER 1 · THE RESIDENCE

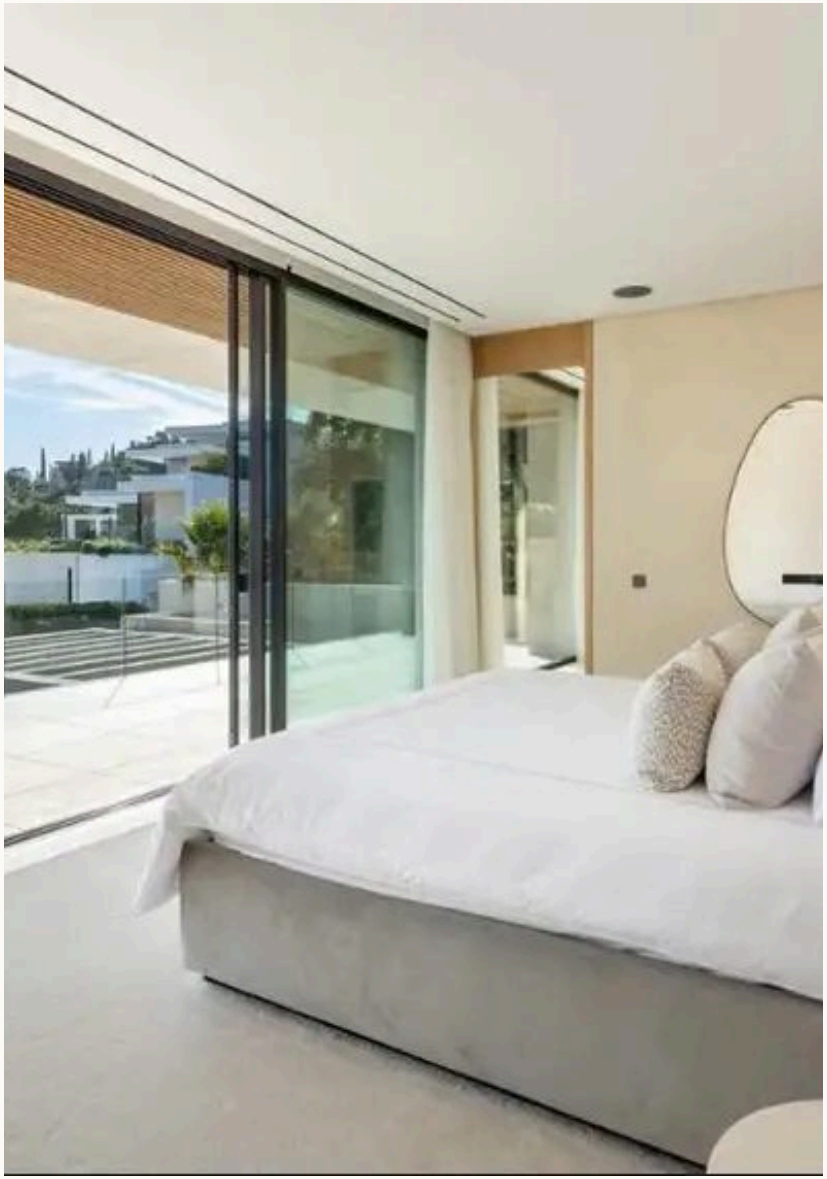
An arrival, *then the view*

Three levels and 492 m² of terraces. A long private drive leads to a glass-panelled entrance framed by an olive tree, then to open living and dining spaces with a central fireplace and floor-to-ceiling sliding doors.

Six bedrooms, each with its own bathroom. The top floor is the principal suite, with a private terrace, two walk-in wardrobes and sea views.







Herringbone floors, leather-wrapped door handles and floor-to-ceiling glazing throughout.

CHAPTER 2 · CRAFT

Craft, wellness *and the outdoors*

The home showcases fine craftsmanship, with herringbone wood flooring, a glass-panelled entrance that maximises light, door handles wrapped in leather, and light switches inspired by Aston Martin. The windows and doors are floor-to-ceiling and electronically operated, enhancing the fluidity between the indoor and outdoor environments. Even utility aspects have been given careful consideration — the machinery room is located outside the main structure, ensuring privacy and simplifying maintenance.

The lower level is designed for wellness and recreation, featuring a private cinema, games room, a hammam, a plunge pool, and a fully equipped gym with both indoor and open-air workout areas. A guest apartment with two bedrooms and a separate entrance provides independent living space for visitors or staff. A climate-controlled wine cellar, a lift connecting all three floors, and a Zennio smart home system underscore the villa's commitment to luxury, security, and intelligent living.

Outside, a saltwater swimming pool is set amid manicured landscaping, with an outdoor kitchen and lounging zones perfect for gatherings and al fresco dining. An automated irrigation system supports the lush greenery year-round. Parking is flexible, with space for conversion into a secure garage. La Zagaleta's 24-hour security and El Madroñal's controlled access ensure peace of mind at all times.

THE SETTING

El Madroñal, *Benahavís*

Four hundred metres above sea level, among pine, olive and cork oak, with views of the Serranía de Ronda and the Mediterranean. Five minutes from everyday essentials, under twenty from the beaches, Puerto Banús and Marbella.

MÁLAGA AIRPORT	Under one hour
PUERTO BANÚS & BEACHES	Under 20 minutes
GOLF	La Quinta · Los Arqueros
SCHOOLS	Aloha College · British School of Marbella

FLOOR PLANS

Sent with the private viewing pack, on request.

EL MADROÑAL · BENAHAVÍS

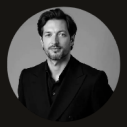
MONTAGUE
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VILLA MIO

Arrange a *private viewing*

Villa Mio is shown by appointment. Contact us to arrange a private visit or to receive the full viewing pack.

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Prices and availability subject to change. Details are provided for guidance only and do not form part of any offer or contract.