

**THE ONE**



## EXTRAORDINARY LUXURY VILLA LOCATED IN EL MADROÑAL

Nestled within the prestigious El Madroñal community, this extraordinary villa has set a new standard for high-end luxury living in Marbella. A true gem in Marbella's property market, this astonishing property boasts impeccable modern architecture, bespoke amenities and a generous plot.

**Beds:** 7 | **Baths:** 9+2 | **Plot:** 9.746m<sup>2</sup> + 5.380m<sup>2</sup> | **Built:** 1.469m<sup>2</sup> | **Terraces & Porches:** 960m<sup>2</sup> | **Parking:** 8 cars | **Orientation:** E



Situated on a large plot surrounded by lush greenery, the villa seamlessly integrates into its natural surroundings. The property also comes with an additional 5,380m<sup>2</sup> of green zone for private use in addition to the 9.546m<sup>2</sup> plot. The property grounds feature a beach volleyball court and putting green, offering ample opportunities for outdoor activities.

Designed to redefine the concept of indoor/outdoor living, the entire ground floor opens up entirely to the terraces, where residents can enjoy comfortable chill-out areas and alfresco dining while soaking in the sweeping panoramic views of the sea, mountains and Mediterranean coastline. The stunning infinity pool, gracefully nestled in the corner of the property, adds an enchanting touch to the outdoor experience.







This remarkable property is enhanced by three spacious living rooms and two cutting-edge kitchens. These living areas are exquisitely designed, featuring a curated collection of furniture and fittings that evoke both comfort and elegance. The first kitchen, designated as the formal kitchen, is outfitted with contemporary appliances and ample storage solutions. Meanwhile, the chef's kitchen is a culinary enthusiast's delight, fully equipped to fulfil any chef's dream.



The current project offers 7 bedrooms and 9+2 bathrooms, but a second project option can be produced to include 10 bedrooms with 13 bathrooms and 3 additional living rooms.





The master bedroom is a true masterpiece, featuring a spacious layout with elegant decor, a dedicated living area and an expansive terrace offering breathtaking views for a dream-like waking experience. The master also features a mesmerising bathroom, sporting a double vanity and incredible views. A glorious walk-in wardrobe is also situated within the master.











The One offers an exceptionally distinctive home office, enhancing the work-from-home experience for residents. Designed with exquisite attention to detail, it presents an ideal and elegantly crafted space for anyone seeking a luxurious home office solution.

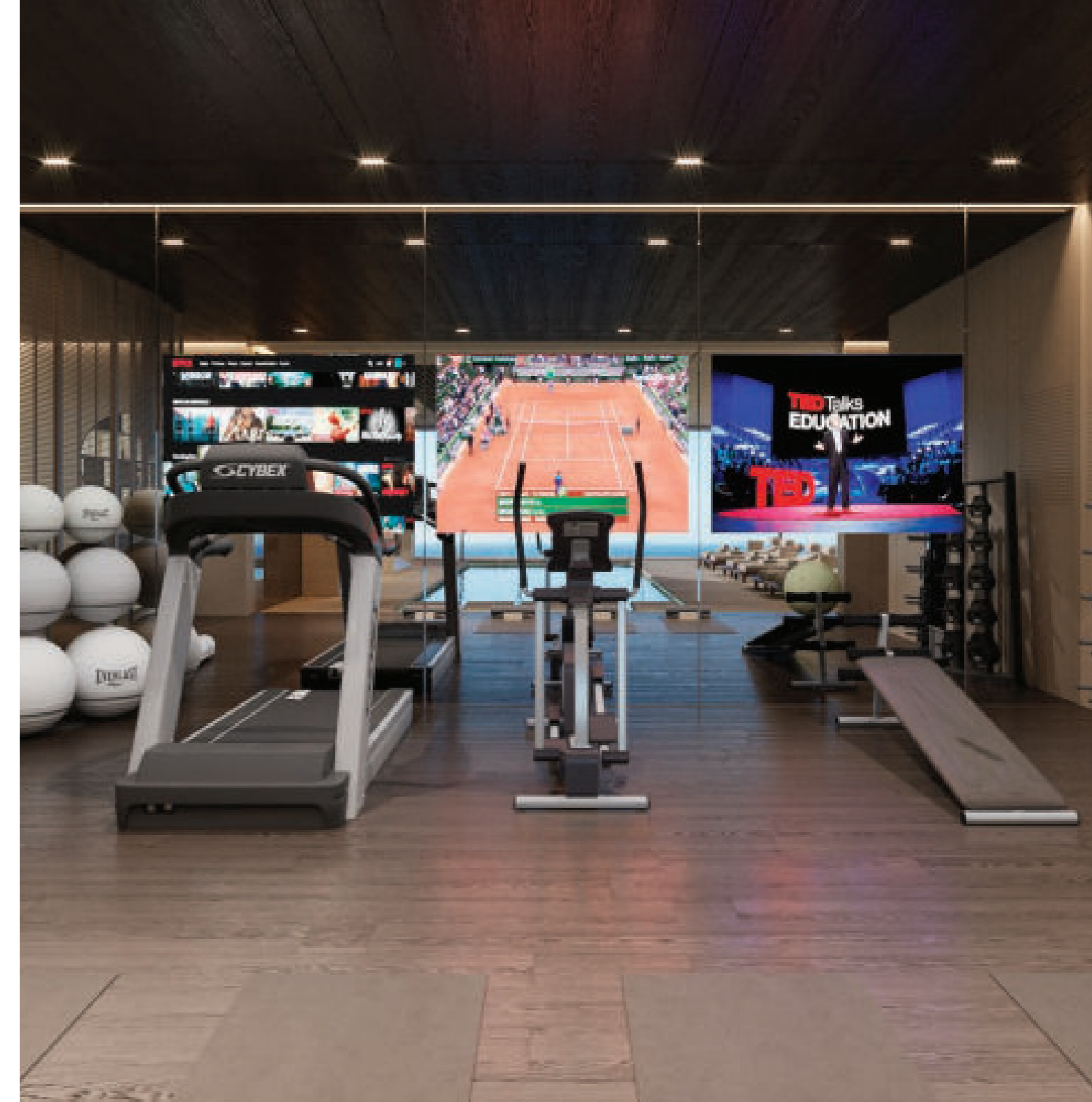


This villa is a haven of unique amenities that set it apart from others. From a well-appointed wine bodega to a private bowling alley, from a home gym and beauty/massage room to a home SPA and bespoke poker room, this property offers an array of hidden gems to delight its residents.





The One features an exceptional home gym that serves as a compelling motivator for embracing an active lifestyle and embarking on a fitness journey. Equipped with state-of-the-art fitness equipment that competes with the finest gyms in Spain, the gym offers generous exercise space and boasts large TV screens.





The home cinema room within The One is truly extraordinary, providing residents with an immersive cinematic experience for enjoying movies or television series to the fullest. Additionally, the room features a custom-designed poker table, serving as the perfect setting to gather with family and friends and create unforgettable memories.





The home SPA within The One is a haven of serenity and rejuvenation. This cutting-edge home SPA features a breathtaking indoor pool, along with two plunge pools, a hammam and a sauna. With its expansive window, the SPA also offers remarkable views of the surrounding area, enhancing the overall experience of tranquillity and luxury.









The One features a dedicated private carport capable of accommodating 8 to 10 vehicles, enhancing the already luxurious ambiance of this property. Furthermore, the project can potentially accommodate a heliport situated on the property's rooftop, adding an extra touch of convenience and sophistication.

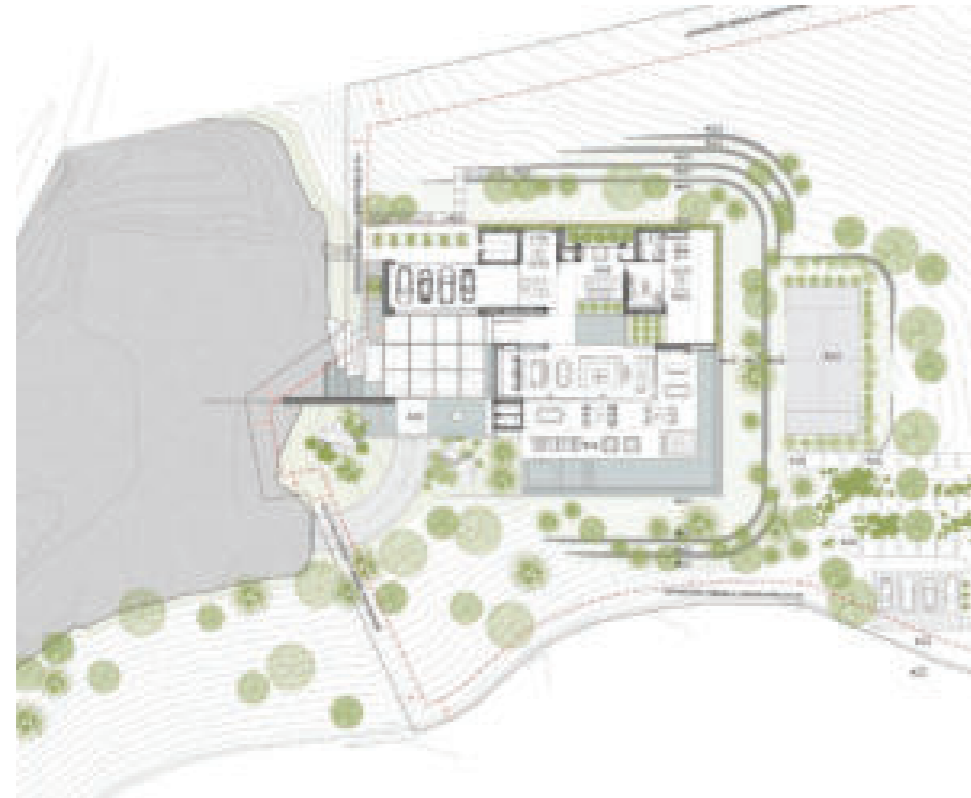




Located in the municipality of Benahavis and at the foothills of the Serranía de Ronda, El Madroñal is an exclusive gated community with controlled access that grants residents privacy and safety, as well as peace and tranquillity. El Madroñal enjoys a privileged location, being far away enough to escape the vibrance of Marbella, but remains close enough to grant easy access to nearby amenities.

Please be advised that the renders and specifications presented in this brochure are preliminary and are subject to change at the discretion of the developer.

**BASEMENT LEVEL**



**BASEMENT LEVEL**



**GROUND LEVEL**



**FIRST LEVEL**



**Beds: 7** | **Baths: 9+2** | **Plot: 9.746m<sup>2</sup> + 5.380m<sup>2</sup>** | **Built: 1.469m<sup>2</sup>** | **Terraces & Porches: 960m<sup>2</sup>** | **Parking: 8 cars** | **Orientation: E**

## QUALITY SPECIFICATIONS

### FLOORING

#### EXTERIOR

- Beige ceramic floor pavement

#### INTERIOR

- Ceramic floor pavement in the machinery rooms.
- Laminate wood floor pavement in the gym and massage room.
- High-resistance manufactured wood platform in the bowling alley.
- Carpet in the cinema.
- Natural stone floor pavement, PANGEA model, in the rest of the house.

### CARPENTRY

#### EXTERIOR CARPENTRY

- Metallic with double glazing from OTIIMA.

#### INTERIOR CARPENTRY

- Closets & swing and sliding doors of Román Clavero wood.

### BATHROOM INSTALLATIONS

- Toilets and bidet from the brand DURAVIT.
- KRION countertops with built-in sinks and suspended wooden cabinets in standard bathrooms.
- Stone countertops with built-in sinks and suspended wooden cabinets in toilets.
- Stone countertops with built-in sinks on wooden pedestals.
- GESSI brand faucets.
- ICONICO brand bathtub.

### KITCHEN & LAUNDRY

- TBC

### AIR-CONDITIONING, HEATING, VENTILATION

#### AIR CONDITIONING

- DAIKIN brand air conditioning system with heat pump and heat recovery.
- Independent control per room.
- Air supply and return through SCHAKO and AIRFLOW diffusers and grilles, respectively.

#### UNDERFLOOR HEATING

- Water-based radiant floor heating system throughout the house, except in the bathrooms where it is electric. Independent control per room

#### VENTILATION

- SIBER brand controlled mechanical ventilation system in all rooms.

### ELECTRICITY, LIGHTING, SOUND, HOME AUTOMATION SYSTEMS

#### HOME AUTOMATION

- Home automation: KNX system, with mechanisms and thermostats from JUNG brand.
- Telecommunications installation.

#### INTERIOR & EXTERIOR Lighting:

- Recessed ceiling luminaires, LEDS C4 brand, MINIPLAY model in bathrooms and toilets.
- Recessed ceiling luminaires, LEDS C4 brand, BENTO model in interior rooms.
- Recessed ceiling track lighting with low-voltage LEDS C4 luminaires in interior rooms.
- LED strips for indirect lighting in interior and exterior spaces.
- Recessed floor spotlights in the garage and cinema.
- LEDS C4 brand outdoor spotlights, HUBBLE model, for gardens.
- Submersible projectors from BS LIGHT brand for pools.

#### SOUND

- Pre-installation of a centralized audio system.

#### SECURITY SYSTEMS

- Security system pre-installation.

### EXTERIORS

- Parking area for 8 vehicles, decorative water sheets, exterior walkways connecting to landscaped areas with lighting and irrigation system, and a paddle tennis court.

### SPECIAL FEATURES

- Show Kitchen.
- "State of the art" chefs kitchen.
- Hammam and sauna.
- Massgeroom and beauty area.
- Indoor swimming pool.
- Hot plunge pool.
- Cold plunge pool.
- Garage of total 8-10 cars.
- Beachvolleyboll pitch.
- Padel court.
- Putting green.
- Homecinema.
- Poker room.



**THE ONE**