

Villa Macarena

URBANIZACIÓN MONTEMAYOR



IDDOMUS
DEVELOPERS

Villa *Macarena*

Villa Macarena, F17, is located in Monte Mayor Valley, one of the finest gated communities on the Costa del Sol, surrounded by nature and offering stunning sea views. The villa spans three levels, each thoughtfully designed to maximize privacy and provide uninterrupted views of the ocean and surrounding mountains.

The ground floor includes a spacious main bedroom suite, a comfortable living room, and a kitchen with an adjoining covered terrace, making it ideal for both relaxation and entertaining. Multiple terraces, lush gardens, and green rooftop areas create a sense of openness and harmony with nature, while a sleek pool area and various outdoor spaces offer the perfect setting for enjoying the sun.



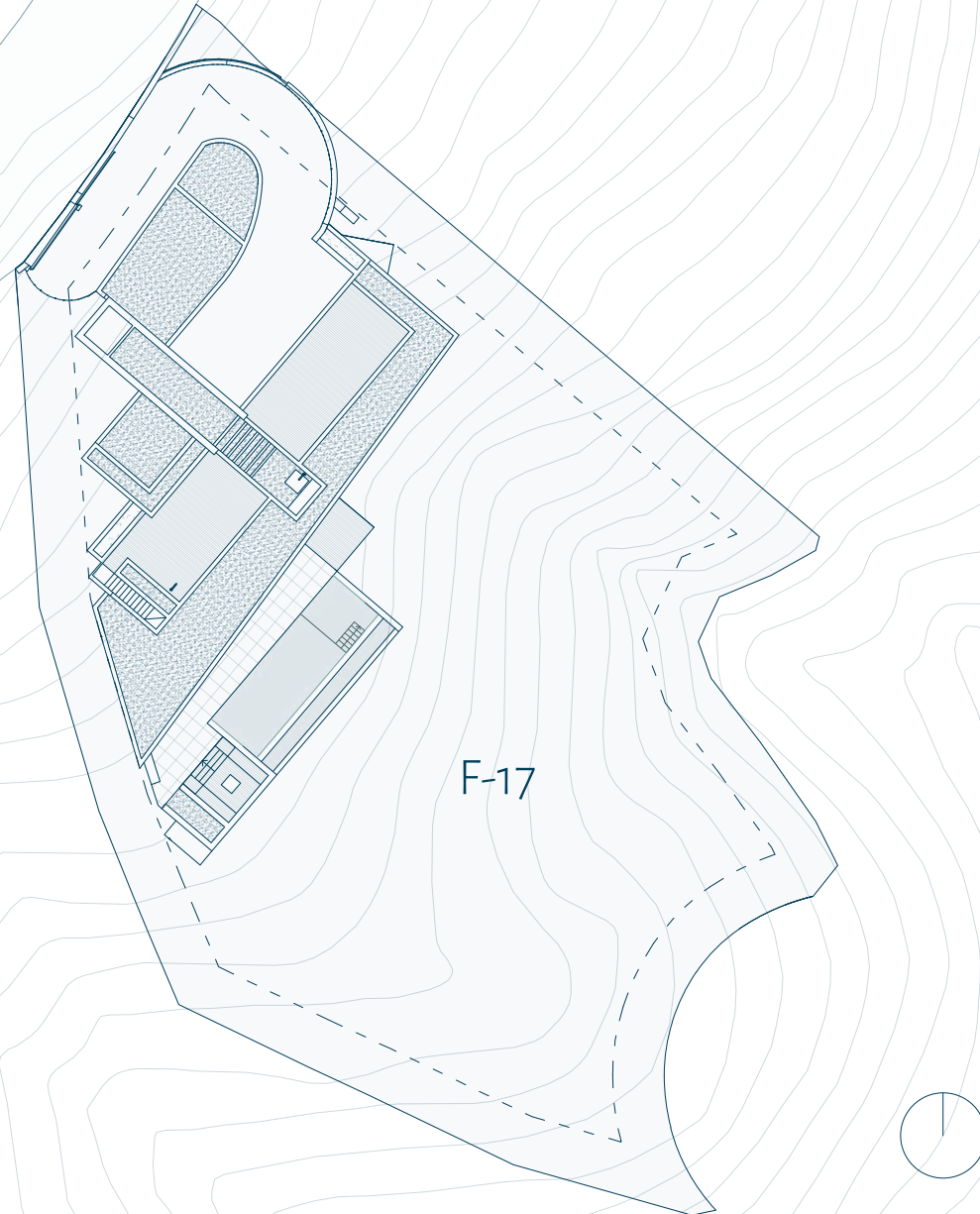


Monte Mayor *Valley*

Monte Mayor Valley, nestled in the hills of Benahavís, provides an unparalleled escape for those seeking privacy and exclusivity. This prestigious gated community spans an impressive 330 hectares, with over half preserved as green areas, allowing residents to fully immerse themselves in nature. With breathtaking views of the Mediterranean Sea and surrounding mountains, the valley offers the perfect blend of luxury and natural splendor.

Prime *Location*

Ideally located just a short 15-minute drive from Marbella and Puerto Banús, Monte Mayor balances serene living with convenient access to some of the Costa del Sol's most desirable attractions. World-class golf courses, nearby beaches, high-end shopping, and fine dining options make it easy for residents to enjoy the best of both worlds, a peaceful retreat and dynamic lifestyle choices.



Living in *Nature*

A three level contemporary villa with a total surface area of 750 m², set in the natural hills of Montemayor, occupies a privileged location with panoramic views of the coastline and surrounding nature. The villa includes three ensuite bedrooms, a separate cloakroom on the main level, and another by the swimming pool. The upper level features space for a gym, a covered terrace, and an outdoor kitchen.

The garage, with space for two cars, is located at the top of the villa. High ceilings and full-height windows create a sense of space and light throughout the house. The villa also offers a fully equipped open-plan kitchen, luxurious bathrooms, underfloor heating, and a landscaped garden with a swimming pool. Interiors can be customized according to clients' preferences.

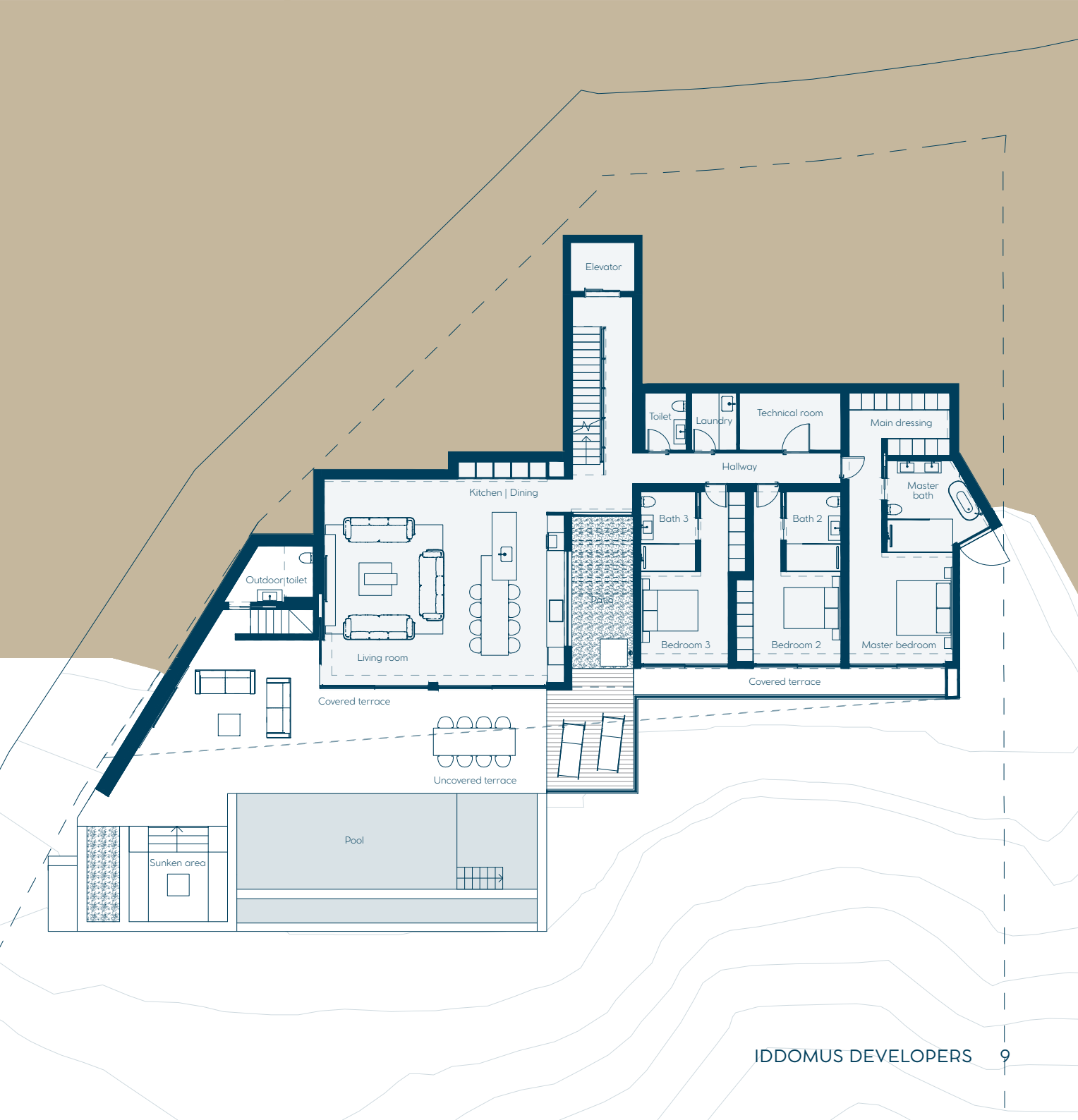


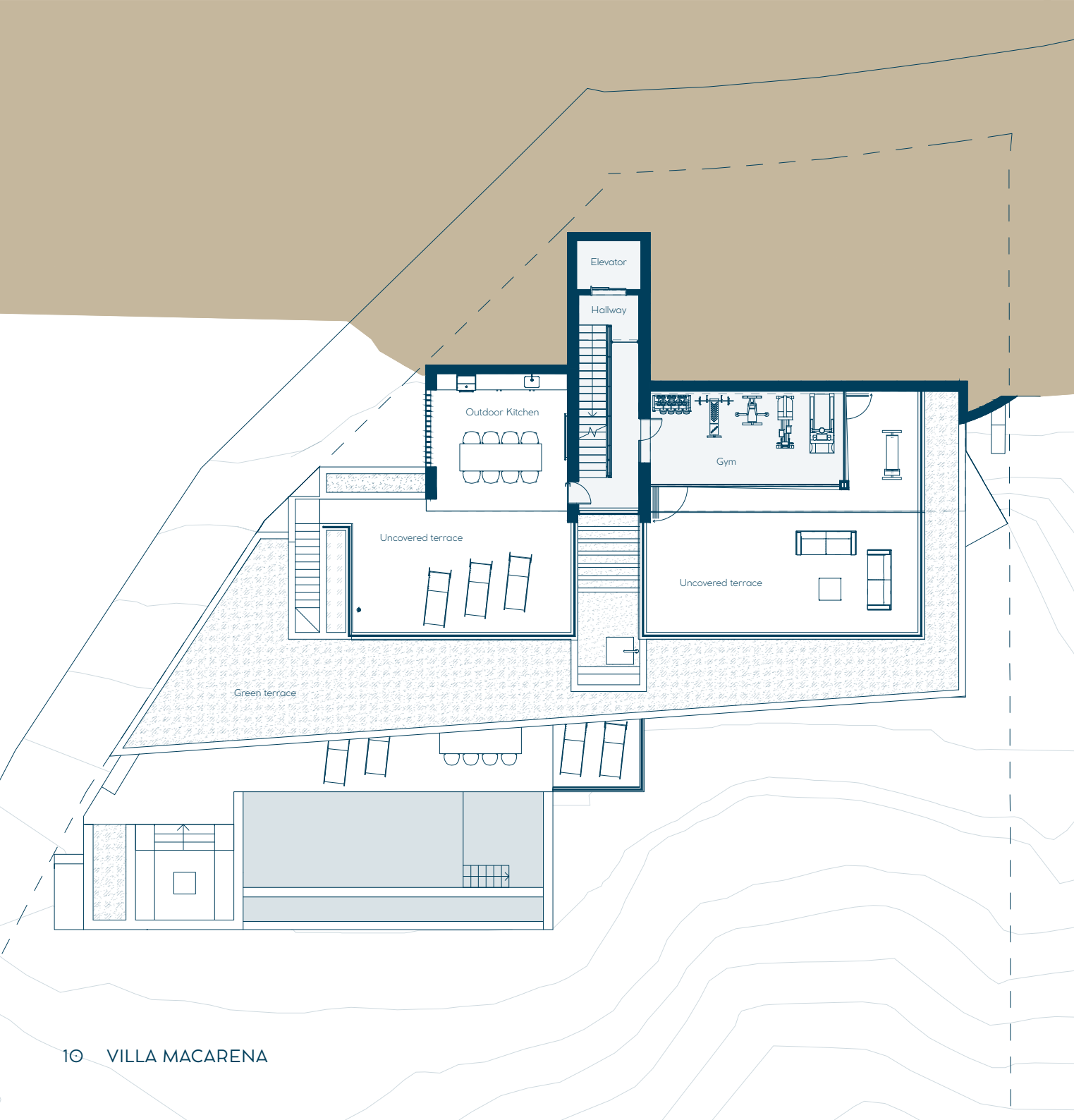
Ground Floor

Surfaces by rooms

Bathroom 3	5.8 m ²	Main bedroom	19.3 m ²
Bedroom 3	15.2 m ²	Hallway	26.6 m ²
Bedroom 2	15.3 m ²	Living room	36.5 m ²
Bathroom 2	5.8 m ²	Kitchen / dining	31.5 m ²
Main bathroom	9.9 m ²	Pool	44.7 m ²
Technical room	7.8 m ²	Terrace bedrooms	12.8 m ²
Laundry	3.5 m ²	Terrace living room	36.5 m ²
Toilet	3.2 m ²	Stairs	2.1 m ²
Pool toilet	5.6 m ²	Garden	28.2 m ²
Main dressing	8.3 m ²	Elevator	4.2 m ²

Living area	243.00 m ²
Covered terrace	69.48 m ²
Uncovered terrace	72.14 m ²
TOTAL GROUND FLOOR SURFACE	384.62 m ²





First Floor

Surfaces by rooms

Gym	49.8 m ²	Elevator	4.2 m ²
Outdoor kitchen	25.2 m ²	Hallway P1	18.0 m ²
Uncovered terrace	81.5 m ²	Green terrace	95.0 m ²

Living area	60.96 m ²
Covered terrace	46.6 m ²
Uncovered terrace	90.1 m ²

TOTAL FIRST FLOOR SURFACE	197.66 m ²
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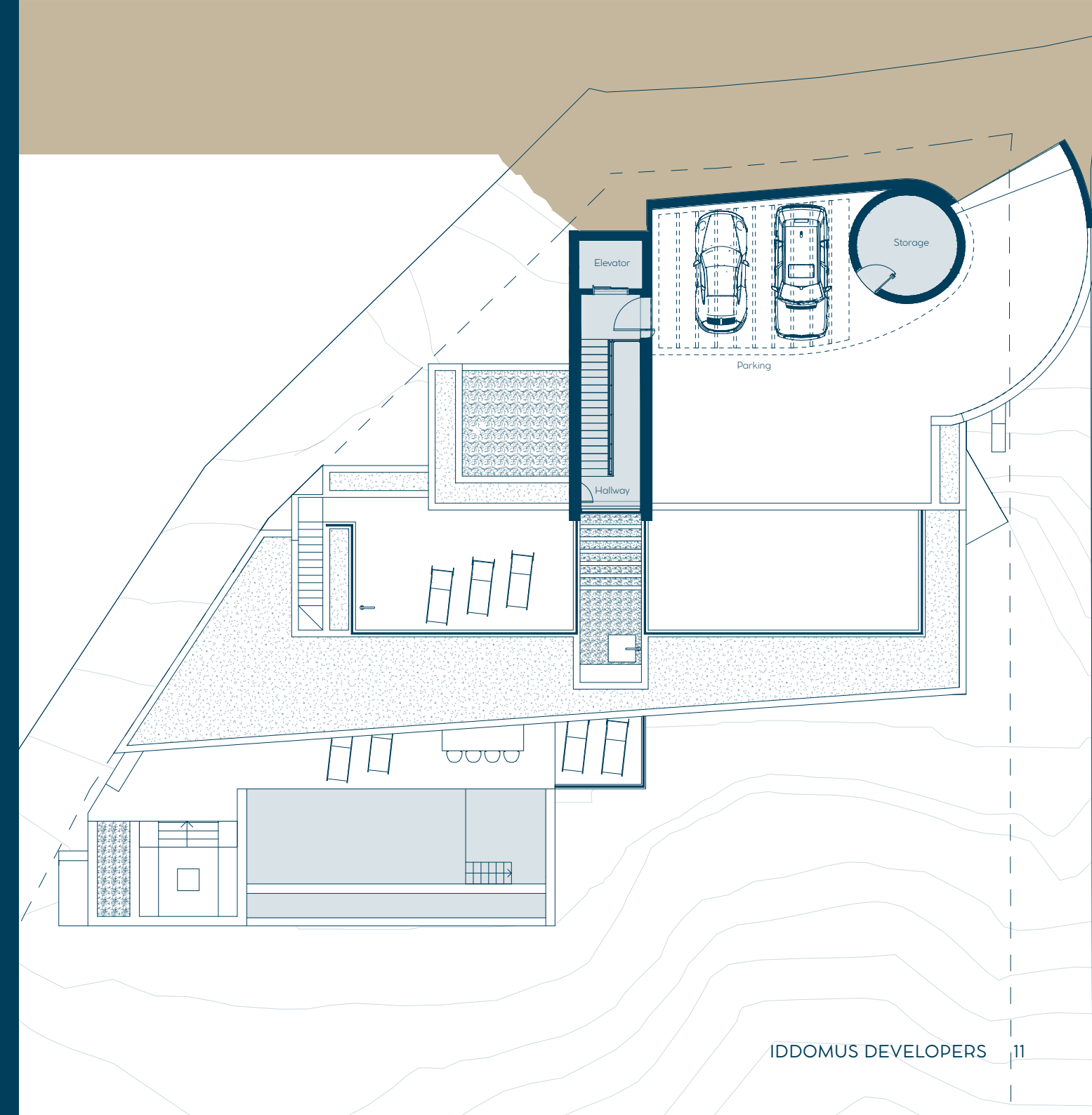
Second Floor

Surfaces by rooms

Storage	10.8 m ²	Elevator	4.2 m ²
Parking pergola	45.8 m ²	Hall	3.7 m ²

Living area	46.63 m ²
Covered terrace	50.98 m ²
Uncovered terrace	71.60 m ²

TOTAL SECOND FLOOR SURFACE	169.21 m ²
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Unique *Environment*

Villa Macarena is designed for ultimate comfort and privacy, offering breathtaking sea views from every room. Surrounded by lush trees and the Mediterranean landscape, the villa provides a serene and secluded environment, blending seamlessly with nature to create a truly peaceful retreat.



Sustainability *Values*

Photovoltaic *Panels*

Installing photovoltaic panels and batteries in the villa boosts energy efficiency and sustainability. With over 300 days of sunshine, these systems maximize solar energy production, reducing electricity costs and reliance on the grid. Battery storage provides a reliable energy supply, even on cloudy days, promoting an eco-friendly lifestyle.



Green *Rooftops*

A green rooftop enhances the villa's integration with its natural surroundings, boosting energy efficiency, improving insulation, and supporting local biodiversity. This design choice not only reduces the urban heat effect but also blends the villa seamlessly with the landscape, fostering sustainability and a healthier, more balanced environment.

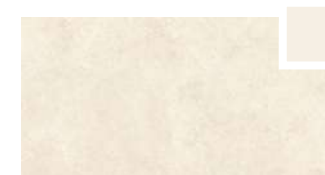
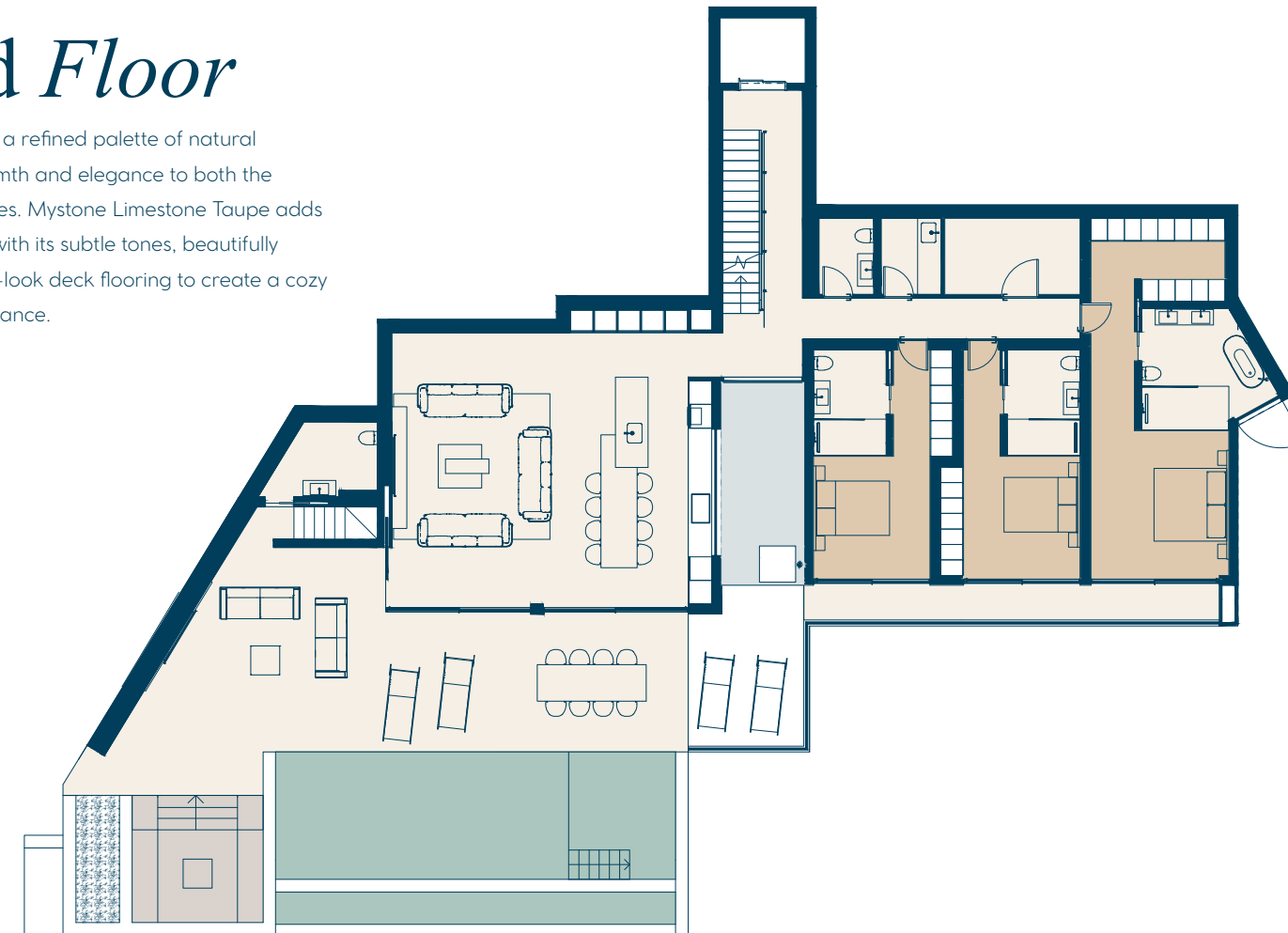
Resilient Exterior Materials

Our villas use durable, weather-resistant materials like cladding, natural stone, and energy-efficient glass, ensuring longevity and minimal maintenance. This blend harmonizes with the landscape for a cohesive design.

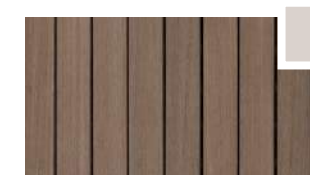


Ground Floor

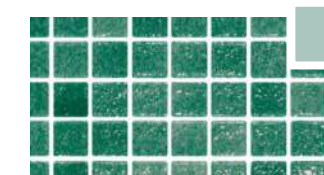
The villa's design features a refined palette of natural materials that brings warmth and elegance to both the interior and exterior spaces. Mystone Limestone Taupe adds a touch of sophistication with its subtle tones, beautifully complementing the wood-look deck flooring to create a cozy and inviting outdoor ambiance.



Mystone Limestone Taupe



Deck flooring | Wood look



Dark green pool mosaic tile



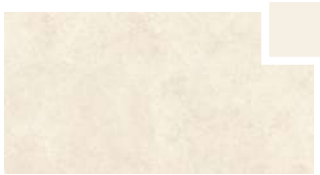
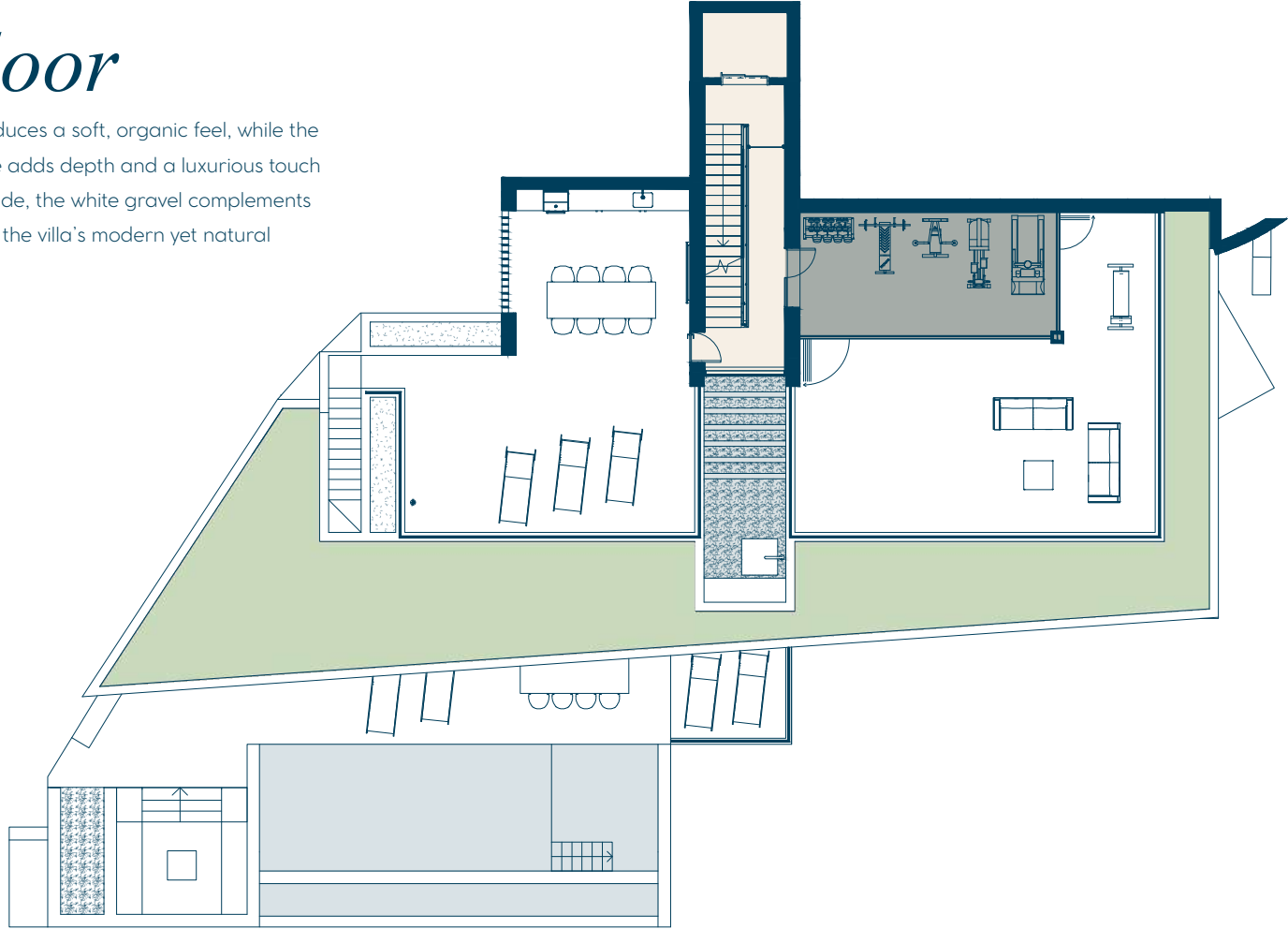
Cream oak wood



White gravel

First Floor

The cream oak wood introduces a soft, organic feel, while the dark green pool mosaic tile adds depth and a luxurious touch to the water features. Outside, the white gravel complements these materials, enhancing the villa's modern yet natural aesthetic.



Mystone Limestone Taupe



Deck flooring | Wood look



Green rooftop



Rubber flooring



White gravel



High-End Indoor Materials

Inside, we prioritize warm materials that embody luxury and sophistication. Rich wood flooring and exquisite natural stone countertops enhance the villa's aesthetic while adding inviting warmth. These high-end finishes improve comfort and acoustics, creating an atmosphere that provokes calmness.

Finest *Interiors*

We offer a range of interior design services tailored to our clients' unique needs, working closely with homeowners to create personalized spaces that reflect their style and elevate their lifestyle.

From concept development to final implementation, our services include space planning, color consultations, and furniture selection. Whether redesigning a single room or transforming an entire home, our attention to detail ensures that your vision comes to life in an inviting and sophisticated atmosphere.



Construction *Details*

Recessed *Windows*

This minimalist sliding window system with thermal break maximizes natural light with minimal visible aluminum. Its elegant design features a light central profile and offers the option to conceal the perimeter frame. The central profile closure allows the panes to be hidden within the frame when viewed head-on, creating a sleek, unobstructed appearance.



Hidden *Skirtings*

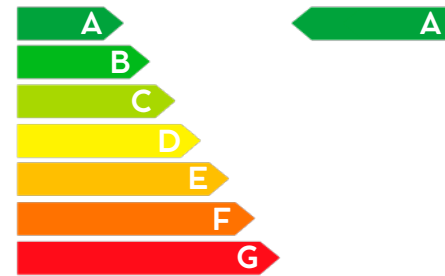
BMINUS skirtings offer a modern and minimalist aesthetic for your villa. Designed to install flush with the wall, these baseboards allow furniture to be placed directly against them without obstruction. They create a clean transition between the floor and wall, protect against damage, and contribute a refined touch to your interiors, enhancing the sense of spaciousness in each room.

Hidden *Doors*

ECLISSE hidden doors feature a design known as "filo muro," where only the door slab is visible, typically sitting flush with the wall. While these frameless doors do have a concealed frame embedded within the wall assembly, it remains entirely invisible, allowing for a clean, modern look. This design minimizes clutter and enhances the flow of your interiors, blending functionality with a sophisticated aesthetic.



CARBON DIOXIDE EMISSIONS [kg CO₂/m²·year]



Achieving *Energy Efficiency*

We use rock wool insulation, solar-shielding overhangs, a heat pump, and photovoltaic panels to achieve an A energy rating. These solutions reduce energy consumption, enhance thermal comfort, and promote sustainability, making the building energy-efficient and environmentally friendly.

High-end *Installations*

The property features high-quality electrical distribution with separate protection sectors and a general main switch box, ensuring secure, grounded connections with JUNG switches. The lighting design is tailored to the architectural plans, offering a professional setup of ceiling lights, downlights, wall lights, and LED spotlights for optimal illumination.

Telecommunications are integrated with a network and Smart TV distribution via optical fiber, alongside Wi-Fi installation. Plumbing includes cold and hot water connections with secure pipes and an ALTHERMA DAIKIN system, complemented by high-quality sanitation equipment.



JUNG Mechanisms



BPM Lighting



High-definition IP Dome Camera



High-definition Compact Camera

All-Inclusive *Security Solution*

The villa features a high-end security system with a wireless alarm supporting up to 100 devices and 25 IP cameras, with dual SIM GPRS and Ethernet for remote monitoring via mobile and PC apps.

It includes IP cameras with motorized lenses, infrared EXIR lighting, and WDR, plus a Network Video Recorder (NVR) with up to 6TB storage. Motion detectors, pet-friendly sensors, magnetic contacts on windows and doors, and flood, smoke, and temperature sensors provide comprehensive protection.



Elegant *Interior Design*

Our exquisite interior design focuses on creating spacious environments that maximize natural light and showcase stunning views. Large windows and open layouts seamlessly blend the beauty of the outdoors with elegant interiors. Thoughtfully placed furniture enhances the sense of space while maintaining a warm atmosphere, creating an environment where residents can unwind and enjoy their surroundings. This design fosters a harmonious living experience that celebrates both luxury and nature.

Sales *Information*

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