



## Detached Villa for sale in Nueva Andalucía, Marbella

2,795,000 €

Reference: R5052295 Bedrooms: 5 Bathrooms: 4 Plot Size: 828m<sup>2</sup> Build Size: 310m<sup>2</sup> Terrace: 300m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Welcome to a newly renovated Villa, located in one of Marbella's most desirable areas. This sophisticated single-family home is situated on the quiet Calle Las Hortensias, in the heart of Nueva Andalucía, just a few meters from the renowned Hard Rock Hotel Marbella and just minutes from the Puerto Banús beaches, restaurants and shops. Set on a generous 828 m<sup>2</sup> plot, the property is spread over two levels and offers a thoughtful interior layout that combines functionality and style. On the ground floor, we find a spacious dining room, a fully equipped kitchen, a full bathroom, a guest toilet, a laundry area, and two bedrooms. From this floor, there is access to a covered porch or the rooftop - both with luxury outdoor kitchens! Ideal for enjoying the Mediterranean climate at any time of year. Upstairs, the villa features a cozy living room, a master bedroom with a dressing room, an en-suite bathroom, and a private terrace overlooking the garden. The property's exterior has been designed for enjoyment and relaxation, with a well-kept private garden, a generously sized pool with jet-stream, jacuzzi, and an additional living room/guest house attached to the home, perfect as a leisure or wellness area. The villa also has a private garage for two cars. An exceptional opportunity for those seeking an elegant, well-located residence with all the amenities in one of Marbella's most exclusive areas.



## Features:

### Features

Covered Terrace  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Solarium  
WiFi  
Gym  
Sauna  
Guest Apartment  
Guest House  
Utility Room  
Jacuzzi  
Bar

### Views

Sea  
Mountain  
Panoramic  
Country

### Pool

Heated  
Private

### Parking

Garage  
Private  
Covered  
More Than One

### Orientation

South

### Setting

Close To Golf  
Close To Sea  
Close To Shops  
Close To Town

### Kitchen

Fully Fitted

### Utilities

Electricity  
Drinkable Water

### Climate Control

Air Conditioning  
Fireplace

### Condition

Excellent

### Security

Alarm System  
Electric Blinds  
Safe

### Category

Investment  
Luxury  
Resale  
Contemporary