



## 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:

### Caratteristiche

Terrazza coperta  
 Terrazza privata  
 TV satellitare  
 Ripostiglio  
 Bagno privato  
 Doppio vetro  
 Armadi a muro  
 Solarium  
 Wifi  
 Palestra  
 Sauna  
 Appartamento ospiti  
 Pensione  
 Ripostiglio  
 Jacuzzi  
 Accesso Privato

### Viste

Mare  
 Montagna  
 Panoramica  
 Campagna

### Piscina

Riscaldata  
 Privata

### Parcheggio

Garage  
 Privato  
 Coperto  
 Più di uno

### Orientamento

Sud

### Collocamento

Vicino al golf  
 Vicino al mare  
 Vicino ai negozi  
 Vicino alla città

### Cucina

Completamente arredata

### Utility

Elettricità  
 Acqua potabile

### Climate Control

Aria condizionata  
 Camino

### Condizione

Eccellente

### Sicurezza

Sistema di allarme  
 Persiane elettriche  
 Cassaforte

### Categoria

Investimento  
 Lusso  
 Rivendita  
 Contemporary