



**Property type :** Detached Villa

**Location :** Nueva Andalucía

**Bedrooms :** 5

**Bathrooms :** 4

**Swimming pool :** Private

**Orientation :** South

**Views :** Sea views

**Parking :** Closed Garage

**House area :** 310 m<sup>2</sup>

**Plot area :** 828 m<sup>2</sup>

- ✓ Heated pool
- ✓ Close to golf
- ✓ Guest house
- ✓ Fireplace
- ✓ Sauna
- ✓ Solarium
- ✓ Airconditioning

- ✓ WiFi
- ✓ close to shops
- ✓ Fitted wardrobes
- ✓ Alarm system
- ✓ Utility room
- ✓ White goods

- ✓ Close to sea
- ✓ Gymnasium
- ✓ Storage room
- ✓ Satellite dish
- ✓ Terrace
- ✓ Jacuzzi

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.

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An exceptional opportunity for those seeking an elegant, well-located residence with all the amenities in one of Marbella's most exclusive areas.



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