

# NUEVA ANDALUCÍA



bedrooms  
**5**

bathrooms  
**4**

built m<sup>2</sup>  
**310**

terrace m<sup>2</sup>  
**300**

plot m<sup>2</sup>  
**828**

## VILLA IN 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, a...

community

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garbage

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ibi

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price

**2,795,000 €**







