

## 5 bedroom Detached Villa in Marbella

Ref: JPDM1489-317

**1,295,000**



**Property type :** Detached Villa

**Swimming pool :** Yes

**Plot area :**

777 m<sup>2</sup>

**Location :** Marbella

**Bedrooms :** 5

**Bathrooms :** 4

✓ Airconditioning (cool/heat)

This charming and traditional villa in Nueva Andalucía, offers a private and tranquil retreat with a sought-after south-facing orientation. Conveniently located within walking distance of local bars and restaurants, it is just a 5-minute drive to Puerto Banús and the beach, 8 minutes to Aloha International College, and 6 minutes to Las Brisas Golf Course.

The main floor features a cozy living area with a fireplace, a dining space, and an open-plan fully fitted kitchen. This level also includes three guest bedrooms, two bathrooms, and a guest toilet. The covered and open terraces, along with a welcoming sitting area, provide seamless indoor-outdoor living.

The first floor is dedicated to the master suite, which boasts a spacious dressing area and a luxurious bathroom with a jacuzzi. On the garden level, a separate guest bedroom with an en-suite bathroom, a sauna, and a laundry area complete the layout. The villa also includes a garage for one car and additional inside parking for two cars.

The outdoor spaces are equally impressive, with a mature garden, a private pool, an open bar, and a chill-out area with a barbecue. Modern comforts such as air conditioning, double glazing, and marble flooring enhance the home's appeal. Optional furniture provides flexibility for customization. This villa offers a perfect combination of traditional charm, modern convenience, and an excellent location near Marbella's finest amenities.

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