## Sales - House - Istán

# 1.595.000€











**Ref.-ID: R5126077** **Istán** **House**

**Community: 2,796 EUR / year** **IBI: 1,280 EUR / year** **3** **4** **257 m2** **1093 m2**

Charming Villa with Panoramic Views in Sierra Blanca Country Club, Istán Set on a private corner plot, this picturesque villa offers breathtaking panoramic views of the mountains, lake, and sea, all framed by the peaceful natural surroundings of Istán. Located in the exclusive Sierra Blanca Country Club, a secure gated community just 10 minutes from Puerto Banús, this is a hidden gem where nature and comfort meet. The west-facing plot enjoys all-day sunshine, and the lush Mediterranean garden features mature palm and olive trees, a generous swimming pool, and multiple terraces perfect for outdoor living. Built in a modern rustic style, the villa is spacious and full of character, with double-height ceilings in the living room that enhance the sense of space and light. A charming mezzanine level, ideal as a home office or potential fourth bedroom (with a nearby shower room), overlooks the lounge. The open-plan kitchen and dining area are located on the entry level, creating a welcoming hub for family and guests. A few steps above the entrance, the master bedroom enjoys spectacular views, alongside a guest bedroom and bathroom. On the lower level, adjacent to the living room, you'll find a large bedroom suite offering privacy and comfort. Additional features include underfloor heating in the kitchen and master suite, a cozy fireplace in the living room, a double closed garage, and ample outdoor parking. Although the villa has been unoccupied for some time and would benefit from light updates and fresh landscaping, it remains a property with incredible charm and potential. A visit will surely exceed your expectations. About the Area: Istán is a charming whitewashed village in the Sierra de las Nieves mountains, just 15 km from Marbella. Known as the “Spring of the Costa del Sol,” it's celebrated for its natural beauty, Moorish heritage, and peaceful ambiance. With its winding streets, abundant greenery, and stunning views over La Concepción Reservoir, it’s the perfect retreat—close to the coast, yet surrounded by nature.