## Sales - House - Istán

# 1.650.000€











**Ref.-ID: R5220988** **Istán** **House**

**IBI: 270 EUR / year** **Rubbish: 40 EUR / year** **3** **3** **222 m2** **15812 m2**

Unique Lakefront Retreat in Istan – Direct Access to the Lake & Panoramic Views If peace, tranquility, and a deep connection with nature are what you seek, this exceptional property situated on Istan Lake is your dream come true. Offering breathtaking panoramic views and rare direct access to the lake, this is one of the few homes where the land itself gently slopes down to meet the serene waters — a truly one-of-a-kind opportunity. Location & Lifestyle Tucked away in the shadow of the majestic La Concha Mountain, this property offers a harmonious blend of rustic charm and natural beauty. Whether you enjoy kayaking, paddle boarding, fishing, or simply soaking in the stillness of nature from your private terrace or lakeside bodega, this home invites you to live life at your own peaceful pace. Despite its secluded ambiance, you're never far from the world-renowned Costa del Sol lifestyle — just 15 minutes to Puerto Banús, 10 minutes to Istan village, and 30 minutes to Marbella's vibrant centre. Remote, yet effortlessly accessible. The Property Built across three levels, the home exudes authentic Andalusian charm while offering incredible lake and mountain vistas from nearly every room. Entrance & Main Level: You arrive through a character-filled entryway that opens into a spacious open-plan living, dining, and kitchen area. Expansive picture windows flood the space with natural light and frame the sweeping lake views. A traditional open fireplace adds warmth and ambiance during the cooler winter months. From the rear of the living area, doors open onto a large terrace overlooking the private pool and the stunning natural landscape beyond — the perfect spot for outdoor dining or evening sunsets. Upper "Attic" Level: The top floor features a generous open-plan suite with a charming pitched roof and its own ensuite bathroom. This versatile space can easily be configured into two sizeable bedrooms and an additional bathroom, offering flexibility for family or guests. Lower Level: The lower floor comprises two additional bedrooms, one with a cleverly integrated shower and toilet. Both rooms are dual-aspect, ensuring beautiful views and direct access to the pool and gardens. This level also includes a family bathroom, a separate guest WC, and a spacious storage room with external access — ideal for pool or garden equipment. The Grounds Set on approximately 16,000 m² of private land, the property ensures unmatched privacy, seclusion, and forever-unspoiled views. The expansive grounds offer potential for landscaping, hobby farming, or even a private vineyard or olive grove — the possibilities are endless. Potential & Opportunity While the existing home is perfectly livable and brimming with character, it also offers tremendous potential for transformation. New owners could reimagine the property into a luxury lakefront retreat worthy of its extraordinary setting — all while retaining the authentic Andalusian soul that makes it so special.

**Setting**
- ✔ Country
- ✔ Mountain Pueblo
- ✔ Close To Forest

**Orientation**
- ✔ West Facing

**Condition**
- ✔ Good Condition

**Pool**
- ✔ Private Pool

**Climate Control**
- ✔ Air Conditioning

**Views**
- ✔ Mountain Views
- ✔ Country Views
- ✔ Panoramic Views
- ✔ Lake Views
- ✔ Forest Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ WiFi
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Barbeque
- ✔ Basement
- ✔ Fiber Optic

**Furniture**
- ✔ Optional Furniture

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Private Garden

**Parking**
- ✔ Open Parking
- ✔ Private Parking

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water

**Category**
- ✔ Investment
- ✔ Resale