EK
ARBAT ESTATES

Sales - House - Istán

749.950€

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Ref.-ID: R5448916

Istán

House

Community: 1,788 EUR / year

Rubbish: 25 EUR / year

4 **3** **209 m2** **40 m2**

Where Marbella Meets Nature! Just ten minutes from the Manolo Santana Tennis and padel club and Marbella’s Golden Mile, yet surrounded by the tranquillity of the Sierra de las Nieves Nature Park and 5 minutes from the village of Istan, this beautifully reimagined Andalusian semi detached home offers a rare opportunity to enjoy the very best of both worlds. Enjoying the best position within the urbanisation with the most elevation, wake to panoramic views across the lake, La Concha and the surrounding mountains, while having Marbella’s beaches, restaurants and amenities within easy reach all year round. Completely renovated in 2025, the home has been rebuilt to an exceptional standard, including new electrics, plumbing, double glazing, air conditioning, bespoke wardrobes and luxury finishes throughout. Every detail has been thoughtfully considered to create a home that is both elegant and practical. Arranged over four floors, the property offers approximately 209m² of internal living space, complemented by 80m² of terraces and a private landscaped garden. The flexible layout provides three or four bedrooms, three bathrooms, and an additional basement room that can easily adapt as a gym, home office, cinema room or children’s playroom, depending on your lifestyle. A private sauna adds another layer of comfort and wellness. The heart of the home is a stunning contemporary kitchen fitted with the latest Bosch appliances, including twin ovens with integrated air fryer technology, an induction hob with built-in extraction, Quooker boiling and filtered water tap, two extra-large fridge freezers, dishwasher and a separate utility room with additional pantry storage, washing machine, tumble dryer and most importantly a great wine fridge! Luxury Living Ceramic flooring flows throughout the property, while premium Samsung Frame and QLED televisions, a wood-burning stove and high-quality fixtures complete the sophisticated interior. Excellent quality brand new double glazed windows to keep heat out and cool in in summer. Outside, three generous terraces provide the perfect spaces for entertaining, outdoor dining or simply relaxing while taking in the uninterrupted mountain and lake views. The established south west-facing garden features mature palm and olive trees, creating a private Mediterranean retreat. Residents also enjoy a beautifully maintained communal swimming pool, children’s play area, security barrier with CCTV, and a fully alarmed home. The property is perfectly positioned for families, with both Swans International School and Aloha College within easy reach as well as the multiple golf courses in Nueva Andalucia, including Aloha Golf and Las Brisas, while the charming village of Istán—with its traditional tapas bars and restaurants—is just ten minutes away. This is a home for buyers who want more than just a Marbella address. It offers space, privacy, breathtaking scenery and contemporary luxury, all within minutes of the Costa del Sol’s most desirable destinations. Easy Viewing available so contact us for more details.

Setting
- ✔ Country
- ✔ Mountain Pueblo
- ✔ Close To Schools
- ✔ Close To Forest
- ✔ Urbanisation

Orientation
- ✔ South West Orientation

Condition
- ✔ Excellent Condition
- ✔ Recently Renovated
- ✔ Recently Refurbished

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ Fireplace

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Country Views
- ✔ Lake Views

Features
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Satellite TV
- ✔ Sauna
- ✔ Games Room
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Barbeque
- ✔ Basement
- ✔ Fiber Optic

Furniture
- ✔ Part Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Security
- ✔ Gated Complex

Parking
- ✔ Street Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Holiday Homes
- ✔ Luxury
- ✔ Resale
- ✔ Contemporary