EK
ARBAT ESTATES

Sales - House - Istán

725.000€

www.arbatestates.com
+34 606 84 36 45
+34 602 51 80 97
info@arbatestates.com











Ref.-ID: R5498482 **Istán** **House**

Community: 1,512 EUR / year **IBI: 702 EUR / year** **Rubbish: 25 EUR / year** **3** **2.5** **144 m2** **150 m2**

Renovated Home with Panoramic Istán Lake & Mountain Views, Minutes from Marbella Set within the Sierra de las Nieves National Park, this beautifully renovated home offers a rare combination: exceptional peace and natural surroundings, panoramic views across Istán Lake and the mountains, and Marbella's Golden Mile and Puerto Banús only minutes away by car. The property forms part of a small, private gated residential community, offering a peaceful and secure environment surrounded by nature. Residents also enjoy a communal swimming pool and children's playground, while the property itself benefits from private parking. Originally designed as a three-bedroom, two-bathroom home with an additional guest toilet, the property has been renovated throughout, including replacement windows and doors and a contemporary high-end kitchen fitted with Bosch appliances. The current owners have adapted the original bedroom layout to create a particularly generous principal bedroom with extensive wardrobe space together with a dedicated home office. Importantly, the property can easily be returned to its original three-bedroom configuration, giving future owners considerable flexibility. At the heart of the home is an impressive open-plan living space, where double-height ceilings create an immediate feeling of volume and light. The contemporary kitchen, dining area and living room flow naturally together, while large windows and glazed doors frame the surrounding landscape. Its southwest orientation makes the most of the afternoon and evening light and allows the spectacular setting to become part of the interior. From the living room, doors open onto a generous wraparound terrace with several areas for relaxing, dining and entertaining. A dedicated barbecue area provides a wonderful setting for outdoor meals, with the mountains and waters of Istán Lake forming the backdrop. The outdoor space continues on the bedroom level, where a large private garden can be accessed directly from the bedroom areas. Combined with the upper terraces, this gives the property an unusually generous choice of private outdoor spaces from which to enjoy the surroundings throughout the day. And it is the setting that really distinguishes this home. With Istán Lake below, mountains stretching into the distance and the protected landscape of the Sierra de las Nieves National Park surrounding you, there is a genuine sense of peace and escape here that is increasingly difficult to find so close to Marbella. Yet this is not an isolated country property. In normal driving conditions, the property is approximately 9 minutes from Marbella's Golden Mile, 10 minutes from Puerto Banús, 7 minutes from the A-7 and around 8 minutes from a major supermarket. In the opposite direction, approximately 12 minutes by car brings you to the traditional white village of Istán, with its narrow Andalusian streets, local restaurants and village atmosphere. For buyers who want convenient access to Marbella and Puerto Banús but would rather come home to open views, mountains, water and genuine tranquillity, this is a very different proposition from the more densely developed areas along the coast.

Setting
- ✔ Country
- ✔ Close To Forest
- ✔ Urbanisation

Orientation
- ✔ South West Orientation

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

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Fireplace

Views
- ✔ Mountain Views
- ✔ Panoramic Views
- ✔ Lake Views

Features
- ✔ Near Transport

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Security
- ✔ Gated Complex

Parking
- ✔ Private Parking

Category
- ✔ Luxury
- ✔ Contemporary