SC | MARBELLA

€ 2,200,000
Ref: R5494378

Villa for sale in Istan, Costa del Sol

4 Bedrooms | **4** Bathrooms | **285** m² Interior | **78** m² Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes
€ 1,312 IBI | **€ 30** Rubish tax | **€ 1,956** Community fees

Property Description

Luxurious contemporary-style villa. Spread over two floors, the residence boasts spacious and luminous rooms, thanks to its south and west orientation, large windows, and access to expansive terraces from every room, providing abundant natural light throughout the day. The lower floor features a bedroom, a separate bathroom, a kitchen, and a living room, while the first floor comprises three bedrooms, each with an en-suite bathroom and built-in closets.
Access to the beautiful garden with spectacular lighting in the evenings and the generously sized swimming pool is seamlessly connected to the living room, offering incredible views of the entire coastline. The house is equipped with underfloor heating and a fireplace, ensuring comfort year-round. Covered and private parking for multiple cars is available.

This information is presumably correct but not guaranteed. The price or sale status can be modified without prior notice.
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Situated in the exclusive SIERRA BLANCA COUNTRY CLUB, the property benefits from 24-hour security and access controls, providing privacy and tranquility. Additionally, the residence is located on a cul-de-sac, enhancing its privacy and security.
SIERRA BLANCA COUNTRY CLUB enjoys an excellent location, just 9 minutes from Puerto Banús and even closer to the Naranjos shopping center, which houses a Mercadona supermarket and various shops. The elevated position of the community, halfway between Marbella and Istán, affords spectacular views of La Concepción dam, surrounded by the Sierra de las Nieves, a UNESCO natural reserve, as well as La Concha mountain and Istán lake.
This exclusive community features luxury properties and will soon be home to a five-star boutique hotel. The prime location ensures unparalleled panoramic views of La Concepción dam, the lake, Marbella, Puerto Banús, the Mediterranean Sea, Gibraltar, and Africa. The night view includes the sparkling lights of cities in Northern Africa.
With 24-hour security and access controls, SIERRA BLANCA COUNTRY CLUB provides privacy and tranquility. This particular property is situated on a dead-end street, further enhancing its privacy and security. The Malaga airport is conveniently located just 30 minutes away.

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