



**Spanish luxury villa with stunning views for sale, nestled in the greenery of Istan, Costa del Sol**  
Marbella Area

🏠 House 📏 Plot 10000 m<sup>2</sup> 🏡 Built 580 m<sup>2</sup> 🏠 Terrace 26 m<sup>2</sup> 🛏 5 🚿 5 # Ref. 160060

💰 2.495.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not include purchase costs.

## Beautiful villa for sale with breathtaking views in Istan, Costa del Sol

### HIGHLIGHTS

- Plot of 10,000m².
- 5 bedrooms, 5 bathrooms.
- View of the mountain landscape near the reservoir.
- Indoor guesthouse with kitchenette.
- Absolute security and privacy.
- Ready to move in.

### THE LOCATION

In a privileged location, just behind Marbella's golf valley Nueva Andalucia on the reservoir surrounded by dazzlingly beautiful and protected nature (part of the UNESCO bioserve).

**10 minutes' drive to Nueva Andalucía, all amenities** and the many beautiful golf clubs of the famous Golf Valley.

10 to 15 minutes away from the Golden Mile, there are beaches, an attractive beach promenade, the 5-star resorts Puente Romano and Marbella Club, each with a wide choice of associated luxury and leisure facilities.

Puerto Banus, Marbella centre and the cozy white mountain village of Istan are also a 20-minute drive away.

### THE VILLA

#### In figures:

Plot: 10,000m²

Built area: 580m²

Surface area of terraces: 26m²

Garage: 48m²

Bedrooms: 5

Bathrooms: 5

Guest toilet

3 floors

#### General:

Located on a spacious plot of no less than 10,000 m².

Mature landscape garden with tropical greenery and lots of lawn.  
Built-in infinity pool surrounded by nature.  
Several open and shady terraces offer the opportunity to enjoy the pleasant Mediterranean climate.  
Southeast direction.  
**Relaxing view of the surrounding mountains of Lake Istan.**

## **Description:**

### **Detached villa with a timeless, Mediterranean architectural style.**

Using high-quality materials and a neat finish.

You walk into the bright entrance hall that overlooks the patio.

Guest toilet.

A spacious, separate kitchen that is fully equipped with top appliances, island and dining area.

The living space has a vaulted ceiling, which provides a charming appearance, and provides a living and dining area.

High window doors open onto the cozy outdoor areas.

5 bedrooms, 5 bathrooms.

The spacious master suite is located on the top floor and is equipped with a dressing room, sitting area, equipped bathroom and access to several private terraces.

Laundry room.

An indoor guest or staff accommodation on the basement floor provides a private entrance, en-suite bedroom, living room and kitchenette.

On the basement floor there is a fitness room, TV lounge, wine bodega play area and storage room.

Laundry room.

Indoor garage for 2 cars.

Other features:

Air conditioning.

Oil-fired underfloor heating.

Marble floors.

Built-in wardrobes.

Home automation system.

Awnings.

Electric gate and shutters.

Alarm system.





**Spanish luxury villa with stunning views for sale, nestled in the greenery of Istan, Costa del Sol**  
Marbella Area

House Plot 10000 m<sup>2</sup> Built 580 m<sup>2</sup> Terrace 26 m<sup>2</sup> 5 5 # Ref. 160060

2.495.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not include purchase costs.





**Spanish luxury villa with stunning views for sale, nestled in the greenery of Istan, Costa del Sol**  
Marbella Area

House Plot 10000 m<sup>2</sup> Built 580 m<sup>2</sup> Terrace 26 m<sup>2</sup> 5 5 # Ref. 160060

2.495.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not include purchase costs.



**Spanish luxury villa with stunning views for sale, nestled in the greenery of Istan, Costa del Sol**  
Marbella Area

House Plot 10000 m<sup>2</sup> Built 580 m<sup>2</sup> Terrace 26 m<sup>2</sup> 5 5 # Ref. 160060

2.495.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not include purchase costs.





## Spanish luxury villa with stunning views for sale, nestled in the greenery of Istan, Costa del Sol

Marbella Area

 House  Plot 10000 m<sup>2</sup>  Built 580 m<sup>2</sup>  Terrace 26 m<sup>2</sup>  5  5  Ref. 160060

 2.495.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not include purchase costs.