



Luxury total renovation project with private peninsula and panoramic lake views in Istán, Marbella
Marbella Area

🏠 House 📏 Plot 129127 m² 🏠 Built 877 m² 🏠 Terrace 364 m² 🛏 6 🚿 7 # Ref. 217272

🔗 4.950.000 €

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.

Exclusive villa renovation project on a private peninsula for sale in Istán, Marbella

HIGHLIGHTS

- Total renovation project.
- Fully licensed and legally compliant.
- Private peninsula of almost 13 hectares, comprising seven adjoining plots.
- Uninterrupted views across the lake and surrounding mountain landscape.
- Villa designed in a Wabi-Sabi Tropical style.
- Unique swimming pool seamlessly integrated into the hillside.
- Maximum privacy and a natural setting, yet only a 15-minute drive from the coast.

THE LOCATION

Set amidst the rolling hills above the coastline, this exceptional property occupies a spectacular private peninsula extending into the reservoir. **The estate is accessed via a secure private road, ensuring complete privacy and exclusivity.**

The surrounding area is characterised by the protected natural landscape of the Sierra de las Nieves, a UNESCO Biosphere Reserve, providing a peaceful, permanently protected and largely undeveloped setting.

Within approximately 15 minutes by car, you can reach Nueva Andalucía, the iconic Puerto Banús marina and the vibrant Golden Mile leading towards Marbella town centre.

Exclusive golf courses, renowned sandy beaches and a wealth of high-end amenities are all within less than 30 minutes, while Málaga International Airport can be reached in approximately 45 minutes.

THE VILLA

In figures:

Total area of all plots: 129,127 m²

Villa plot: 25,456 m²

Built area: 877 m²

Covered terraces: 153 m²

Open terraces: 211 m²

Swimming pool: 62 m²

Bedrooms: 6

Bathrooms: 7 + 2

General:

The property comprises an impressive private estate positioned at the highest point of the peninsula, surrounded by water on three sides.

The gardens and outdoor areas feature multiple levels of terraces, original stone walls, mature pine trees and palm trees.

The spectacular swimming pool is an elegant, organically shaped infinity pool beautifully integrated into the hillside and surrounded by natural stone terraces and lush palm trees.

The villa enjoys an excellent **south-west orientation**, providing abundant natural light throughout the day.

Panoramic views extend across the shimmering lake and the surrounding mountain ranges.

Description:

Total renovation project: A comprehensive transformation in which the existing structural framework and foundations are retained, while the property is completely stripped back and renewed, including the roofs, glazing, installations and finishes.

The architecture has been conceived in a distinctive, organic **Wabi-Sabi Tropical** style, combining understated luxury with natural textures and a strong connection to the surrounding landscape.

The property is arranged over two floors, with seamless integration between the indoor and outdoor living spaces.

Authentic, high-quality materials such as aged timber, clay, lime plaster and natural stone are used throughout.

The interiors are exceptionally light and airy, with an open-plan layout oriented towards the terraces and the lake.

Wide, floor-to-ceiling glass sliding doors create a direct connection with the surrounding nature and allow the landscape to become an integral part of the home.

The generous main living area on the upper level features a sophisticated lounge beneath a high, handcrafted timber ceiling.

The kitchen forms an open-plan space with the dining area and has been designed around clean lines, functionality and understated elegance.

The property comprises **six spacious bedrooms, seven luxurious bathrooms and two guest toilets.**

Natural flooring materials with matt finishes and warm sandy tones create a calm and refined atmosphere throughout.

The lower level accommodates several bedroom suites, each offering direct access to the covered terraces and swimming pool.

Additional luxury facilities include a private gym and a dedicated wellness or spa area on the lower floor.

Separate technical rooms and practical storage areas are also provided.

Extensive private parking is available within the grounds, accessed via a secure private driveway.

Additional features:

Air conditioning for both cooling and heating.

Bespoke fitted wardrobes.

Double glazing with recessed window profiles.

Frameless glass balustrades on the terraces, preserving the uninterrupted views.

Atmospheric built-in fire pits on the terraces.

Green roof structures planted with tropical vegetation.

Private access road running alongside the lake.

Integrated LED lighting throughout the interior and exterior.

The project and building licence for this extensive renovation have been fully granted and approved.

In addition, the property already holds an official Licencia de Primera Ocupación (First Occupancy Licence), issued in July 1997 based on the original building licence granted in 1989. This provides a clear and documented legal and historical status for the property as a habitable country residence, with the relevant rights and documentation transferable to the purchaser.



Luxury total renovation project with private peninsula and panoramic lake views in Istán, Marbella
Marbella Area

House Plot 129127 m² Built 877 m² Terrace 364 m² 6 7 # Ref. 217272

4.950.000 €

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.



Luxury total renovation project with private peninsula and panoramic lake views in Istán, Marbella

Marbella Area

House
 Plot 129127 m²
 Built 877 m²
 Terrace 364 m²
 6
 7
 # Ref. 217272

4.950.000 €

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.



Luxury total renovation project with private peninsula and panoramic lake views in Istán, Marbella

Marbella Area

House
 Plot 129127 m²
 Built 877 m²
 Terrace 364 m²
 6
 7
 Ref. 217272

4.950.000 €

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.



Luxury total renovation project with private peninsula and panoramic lake views in Istán, Marbella

Marbella Area

 House  Plot 129127 m²  Built 877 m²  Terrace 364 m²  6  7  Ref. 217272

 4.950.000 €

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.