



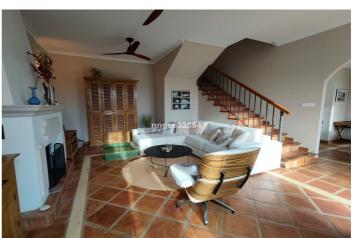
## Detached Villa for sale in Istán, Marbella

675.000€

Reference: R5106952 Bedrooms: 3 Bathrooms: 2 Plot Size: 500m<sup>2</sup> Build Size: 155m<sup>2</sup> Terrace: 100m<sup>2</sup>















## Costa del Sol, Istán

Charming Reformed Villa with Panoramic Views & Expansion Potential Above Marbella Sierra Blanca Country Club, Istan Tucked away in the peaceful foothills of La Concha mountain, this beautifully renovated villa blends timeless Andalusian character with modern amenities—offering sweeping sea, lake, and mountain views from a prime position within the prestigious Sierra Blanca Country Club. Just 7-8 minutes from the cosmopolitan allure of Puerto Banús and the Golden Mile, this property delivers an exceptional combination of natural serenity and easy access to Marbella's finest offerings. Set on a generous private plot, the villa features tranquil landscaped gardens, a climate-controlled saltwater pool, and multiple sun-drenched terraces-perfect for al fresco dining, relaxing with a book, or simply enjoying the expansive views across the Mediterranean coastline. Inside, the home exudes warmth and sophistication with authentic touches such as hand-finished Saltillo terracotta tiles, a solid wood hacienda-style entrance, and a traditional fireplace. Thoughtfully modernized in 2021, it now boasts solar panels, underfloor heating and cooling, highefficiency air conditioning, and a fully upgraded kitchen with energy-efficient appliances. The current layout includes two spacious en-suite bedrooms and a series of light-filled living and entertaining areas, as well as space for a study, utility room, and guest facilities. Additionally, the villa offers exciting scope for expansion-there is ample space in the garden to add a guest house, or, if preferred, the existing layout allows for the easy conversion of internal areas to create a third or even fourth bedroom, making the home highly adaptable to your needs. An established urban garden adds a charming, sustainable touch, ideal for growing herbs, vegetables, or simply enjoying a green, tranquil corner of your property. Located in a gated community with 24-hour security and surrounded by scenic nature trails, this villa is an ideal base for hiking, cycling, or peaceful contemplation—yet remains close to beaches, golf courses, and Marbella's dynamic lifestyle. Whether you're searching for a stylish permanent residence, a relaxing holiday retreat, or an investment opportunity with flexible potential, this home offers beauty, privacy, and possibility in one of the Costa del Sol's most picturesque hillside settings.





## **Features:**

Özellikler İklim kontrolü Oryantasyon

Kapalı teras Güney Klima

Kaldırmak Güney Doğu Özel teras Güney Batı

Depo

**Ensuite Banyo** Mermer döşeme

Çift cam

Takılmış gardıroplar

Solaryum Wifi

Kamu hizmeti odası Kilise yakınında

Durum Görüşler Ayar İyi Deniz Kentleşme

Dükkanlara Yakın Dağ **Panoramik** Okullara yakın

Ülke Ülke Köy Bahçe

Havuz Ormana yakın

Avlu

Orman

Havuz Mobilya Mutfak Özel Tamamen mobilyalı Tam takılmış

İsteğe bağlı

Bahçe Güvenlik **Otopark** Özel Kapılı kompleks Garai Birden fazla

24 saatlik güvenlik Peyzajlı Kolay Bakım Elektrikli panjur

Kamu hizmetleri Kategori Elektrik Azaltılmış İçilebilir su Tatil Evleri Telefon Yatırım

**Pazarlık** Yeniden satış Modern

Harika

Son zamanlarda yenilenmiş Son zamanlarda yenilenmiş