



## Detached Villa for sale in Istán, Marbella

**1.750.000 €**

Reference: R5148709   Bedrooms: 4   Bathrooms: 5   Plot Size: 800m<sup>2</sup>   Build Size: 234m<sup>2</sup>   Terrace: 150m<sup>2</sup>





## Costa del Sol, Istán

This exceptional four-bedroom villa, occupies the best position within the prestigious gated community of Sierra Blanca Country Club. Offering 100% privacy and uninterrupted panoramic views across the Mediterranean, Istán Lake, and the surrounding mountains, this residence blends luxury, comfort, and tranquility in one of the most desirable settings near Marbella.

### Property Features

- Plot: 800 m<sup>2</sup>
- Built Area: 234 m<sup>2</sup> over 4 levels (plus extensive terraces)
- Bedrooms: 4
- Bathrooms: 5 (including en-suites)
- Private swimming pool, jacuzzi & bar area
- Multi-level landscaped gardens & orchard with fruit trees
- 2 large storerooms

### Interior Layout

- Main Level: Welcoming living area with fireplace, fully fitted kitchen, dining area with glass curtains for year-round enjoyment, study, guest toilet, and spacious terraces, including a pergola-covered seating area ideal for entertaining.
- Upper Level: Master suite with fitted wardrobes, private terrace, and elegant en-suite bathroom.
- Lower Level: Two generously sized bedrooms, both with en-suite bathrooms, fitted wardrobes, and terrace access. This level also enjoys a side terrace with private jacuzzi area, the perfect place to relax in complete privacy.
- Garden Level: A modern, self-contained apartment with bedroom, bathroom, and kitchen, alongside the large swimming pool, poolside bar, and landscaped grounds.

### Additional Highlights

- Underfloor heating throughout for year-round comfort.
- Bose surround sound system integrated across the villa.
- High-speed fibre optic WiFi connectivity.
- Air conditioning and distinctive architectural details throughout.
- Private carport and additional street parking within the community.
- Impeccably maintained and ready for immediate occupancy.

### Lifestyle & Location

This villa is not only an ideal family home, but also a luxurious country retreat. Perfectly positioned for peace and privacy, yet only 10 minutes from the A-7, Marbella's Golden Mile, and all coastal amenities. The recent growth and development in the area further enhance its value and investment appeal.



## Features:

### Özellikler

Kapalı teras  
Özel teras  
Depo  
Ensuite Banyo  
Mermer döşeme  
Çift cam  
Takılmış gardıroplar  
Kamu hizmeti odası  
Jakuzi  
Fiber optik  
**Görüşler**  
Panoramik  
**Mobilya**  
İsteğe bağlı  
**Otopark**  
Özel  
Kapalı

### Oryantasyon

Güney  
Güney Batı

### İklim kontrolü

Klima  
Soğuk klima  
Sıcak klima  
U/F Isıtma  
U/f/h banyo

### Durum

Harika  
**Mutfak**  
Tam takılmış  
**Kamu hizmetleri**  
Elektrik  
İçilebilir su

### Havuz

Özel  
**Bahçe**  
Özel  
**Kategori**  
Yeniden satış