

**Sales - House - Istán**  
**1.400.000€**

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**Ref.-ID: MIBGR4742086**

**Istán**

**House**

**Community: 2,340 EUR / year IBI: 700 EUR / year**

**Rubbish: 55 EUR / year**



**5**



**5**



**258 m2**



**999 m2**

Awesome 5-bed detached luxury villa with stunning lake and sea views on all levels in Istan \* Located in Sierra Blanca Country Club \* Gated urbanisation with 24h security \* Recently completely refurbished \* Inviting, very cosy luxury villa in renovated Andalusian style, originally built in 2005 \* Facing west and south, all day sunshine guaranteed \* Fantastic lake and sea views from any room or any level of the villa \* Entrance hall leading to sleeping quarters, living room, guest toilet and kitchen \* The large, fully equipped open plan kitchen is the focal point of the villa, it has a huge central island which seats at least 9 people comfortably \* The kitchen opens onto 2 distinct terraces from 2 sides, one which has a large al fresco dining area with BBQ, the other one is covered with a chill out seating area. \* Associated L-shaped sitting area with TV and fireplace \* Still on the same entrance floor is a large en-suite bedroom \* Lower level with 3 double bedrooms of which one en-suite and 2 bedrooms with shared bathroom. Access to the swimming pool and huge solarium-terrace areas overlooking the lake and offering sea views \* Basement level with lots of room space, perfect for converting into a gym, home cinema, games room etc. \* Amazing, completely separate guest apartment with it s own private access from the terrace, double bedroom with en-suite bathroom, kitchen and very spacious sitting room with large glass curtain windows which offer unobstructed large open views toward the Istan lake, the forest and the sea. \* Private and secure off-street parking for 1 car with access via stairs down to the property. Lots of additional parking on the street. This is a very stylish and luxurious villa in a quiet area, surrounded by nature, yet with easy and quick access to Marbella Golden Mile and Nueva Andalucia. It is not only perfect as a first or second family home but it can most certainly also serve as a great holiday home with excellent rental returns.

#### Setting

- ✓ Country
- ✓ Village
- ✓ Urbanisation

#### Orientation

- ✓ West

#### Condition

- ✓ Excellent

#### Pool

- ✓ Private

#### Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ Fireplace
- ✓ U/F/H Bathrooms

#### Views

- ✓ Sea
- ✓ Mountain
- ✓ Country
- ✓ Panoramic
- ✓ Pool
- ✓ Forest

#### Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ WiFi
- ✓ Guest Apartment
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Barbeque
- ✓ Double Glazing
- ✓ Staff Accommodation
- ✓ Basement
- ✓ Fiber Optic

#### Furniture

- ✓ Fully Furnished
- ✓ Optional

#### Kitchen

- ✓ Fully Fitted

#### Garden

- ✓ Private

#### Security

- ✓ Gated Complex
- ✓ 24 Hour Security

#### Parking

- ✓ Open
- ✓ Private

#### Utilities

- ✓ Electricity
- ✓ Drinkable Water

#### Category

- ✓ Holiday Homes
- ✓ Luxury
- ✓ Resale