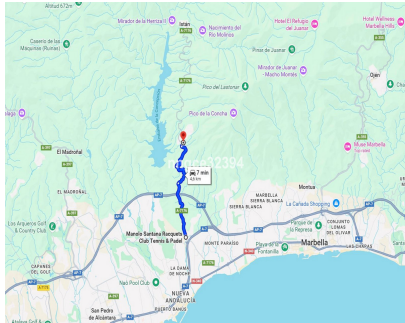


## Sales - House - Istán

# 649.000€



**Ref.-ID: MIBGR5106952**

**Istán**

**House**

**Community: 912 EUR / year**

**IBI: 618 EUR / year**

**Rubbish: 25 EUR / year**



**2**



**2**



**260 m2**



**315 m2**

Charming Private Villa with Pool & Sea Views — 5 mins to Puerto Banús + Expansion Potential Ideally located just 5-7 minutes from Puerto Banús, the Golden Mile, and the best beaches of the Costa del Sol. This inviting 2-bedroom home can be enjoyed immediately as a peaceful retreat, set on an elevated multi-level plot with lush gardens, sea views, and multiple terraces perfect for outdoor living. Inside, the villa offers a warm open-plan layout with traditional Saltillo tiles and a bright living room with three French doors opening directly onto the garden and private pool, creating a seamless indoor-outdoor flow. The spacious covered garage accommodates multiple vehicles, a boat or even an RV — a rare feature in this area. The property also offers excellent future potential: Possibility to create a private guest suite above the carport (approx. 15-20 m<sup>2</sup>) with independent access Upper terrace with scope to extend approx. 20-35 m<sup>2</sup> (subject to planning) Further potential at ground level near the pool approx. 15-25 m<sup>2</sup> Located in a secure gated community and close to top schools, golf, dining, and amenities, this is a rare opportunity to secure a villa with pool, sea views, and strong long-term value. With neighboring homes selling well above €1.2M-€4M, this property offers exceptional value whether enjoyed as-is or enhanced over time.

**Setting**

- ✓ Close To Shops
- ✓ Close To Schools
- ✓ Close To Forest
- ✓ Urbanisation

**Orientation**

- ✓ South East
- ✓ South
- ✓ South West

**Condition**

- ✓ Excellent
- ✓ Good
- ✓ Recently Renovated
- ✓ Recently Refurbished

**Pool**

- ✓ Private

**Climate Control**

- ✓ Air Conditioning
- ✓ Fireplace

**Views**

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

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Solarium
- ✓ WiFi
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Barbeque
- ✓ Double Glazing
- ✓ Near Church

**Furniture**

- ✓ Fully Furnished
- ✓ Optional

**Kitchen**

- ✓ Fully Fitted

**Garden**

- ✓ Private
- ✓ Landscaped
- ✓ Easy Maintenance

**Security**

- ✓ Gated Complex
- ✓ Electric Blinds
- ✓ 24 Hour Security

**Parking**

- ✓ Garage
- ✓ More Than One
- ✓ Private
- ✓ EV charge point

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

**Category**

- ✓ Bargain
- ✓ Holiday Homes
- ✓ Investment
- ✓ Off Plan
- ✓ Reduced
- ✓ Resale
- ✓ Contemporary