



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 A charming private villa 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 m²) with independent access Upper terrace with scope to extend approx. 20–35 m² (subject to planning) Further potential at ground level near the pool approx. 15–25 m² 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.

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|---|--|---|--|---|--|
| <p>Setting</p> <ul style="list-style-type: none"> ✓ Close To Shops ✓ Close To Schools ✓ Close To Forest ✓ Urbanisation | <p>Orientation</p> <ul style="list-style-type: none"> ✓ South East ✓ South ✓ South West | <p>Condition</p> <ul style="list-style-type: none"> ✓ Excellent ✓ Good ✓ Recently Renovated ✓ Recently Refurbished | <p>Pool</p> <ul style="list-style-type: none"> ✓ Private | <p>Climate Control</p> <ul style="list-style-type: none"> ✓ Air Conditioning ✓ Fireplace | <p>Views</p> <ul style="list-style-type: none"> ✓ Sea ✓ Mountain ✓ Country ✓ Panoramic ✓ Garden ✓ Pool ✓ Courtyard ✓ Forest |
| <p>Features</p> <ul style="list-style-type: none"> ✓ Covered Terrace ✓ Lift ✓ Fitted Wardrobes ✓ Private Terrace ✓ Solarium ✓ WiFi ✓ Storage Room ✓ Utility Room ✓ Ensuite Bathroom ✓ Marble Flooring ✓ Barbeque ✓ Double Glazing ✓ Near Church | <p>Furniture</p> <ul style="list-style-type: none"> ✓ Fully Furnished ✓ Optional | <p>Kitchen</p> <ul style="list-style-type: none"> ✓ Fully Fitted | <p>Garden</p> <ul style="list-style-type: none"> ✓ Private ✓ Landscaped ✓ Easy Maintenance | <p>Security</p> <ul style="list-style-type: none"> ✓ Gated Complex ✓ Electric Blinds ✓ 24 Hour Security | <p>Parking</p> <ul style="list-style-type: none"> ✓ Garage ✓ More Than One ✓ Private ✓ EV charge point |
| <p>Utilities</p> <ul style="list-style-type: none"> ✓ Electricity ✓ Drinkable Water ✓ Telephone | <p>Category</p> <ul style="list-style-type: none"> ✓ Bargain ✓ Holiday Homes ✓ Investment ✓ Off Plan ✓ Reduced ✓ Resale ✓ Contemporary | | | | |