



**Sales - House - Istán
1.750.000€**

**www.mibgroup.es
+34 662 58 96 58
info@mibgroup.es**



Ref.-ID: MIBGR5148709

Istán

Community: 2,400 EUR / year

IBI: 1,078 EUR / year



4



5



234 m²

House



800 m²

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 m² • Built Area: 234 m² 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.

Orientation	Condition	Pool	Climate Control	Views	Features
✓ South	✓ Excellent	✓ Private	✓ Air Conditioning ✓ Hot A/C ✓ Cold A/C ✓ U/F Heating ✓ U/F/H Bathrooms	✓ Panoramic	✓ Covered Terrace ✓ Fitted Wardrobes ✓ Private Terrace ✓ Storage Room ✓ Utility Room ✓ Ensuite Bathroom ✓ Marble Flooring ✓ Jacuzzi ✓ Double Glazing ✓ Fiber Optic
✓ South West					
Furniture	Kitchen	Garden	Parking	Utilities	Category
✓ Optional	✓ Fully Fitted	✓ Private	✓ Covered ✓ Private	✓ Electricity ✓ Drinkable Water	✓ Resale