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Sales - House - Istán

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Ref.-ID: MIBGR5412472 **Istán** **House**

4 **3** **240 m2** **721 m2**

Charming detached villa located in the tranquil hillside urbanisation of Cerros del Lago, Istán, just 10 minutes from Puerto Banús and the beaches of Marbella. The property enjoys an elevated position with outstanding panoramic views over the Istán lake, the Mediterranean Sea, Gibraltar and La Concha mountain. Views that are genuinely among the finest in the area. Set on a 721 m² plot, the villa offers 204 m² of interior space across a distinctive layout that provides both comfortable family living and excellent flexibility. The main single-storey house comprises an open-plan living and dining room with fireplace, a fully fitted kitchen with granite island and breakfast bar, utility room, three bedrooms and two bathrooms. The living areas open directly onto a large elevated terrace with kidney-shaped pool, where the panoramic views can be enjoyed throughout the day. Above the garage wing, a fully independent studio with private entrance, en-suite bathroom and its own terrace adds significant versatility to the property — ideal as a guest suite, rental unit or home office. The garage itself, currently used as an office, retains the option of conversion back to its original use. A central garden path connects both wings and leads to a private garden with outdoor shower. Beneath the pool terrace, a dedicated maintenance room and generous storage space complete the offering. The main house is in good condition and ready to move into. The studio and garage office present a clear opportunity for added value. A cosmetic renovation of these two spaces would immediately be reflected in the overall worth of the property, making this an attractive proposition for both end users and investors alike. A rare combination of peace, privacy, natural beauty and accessibility. Properties with this location, these views and this potential rarely come to the market in Istán.

Setting
- ✔ Urbanisation

Orientation
- ✔ South West Orientation

Condition
- ✔ Good Condition

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Panoramic Views
- ✔ Lake Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Satellite TV
- ✔ WiFi
- ✔ Guest Apartment
- ✔ Guest House
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Barbeque
- ✔ Double Glazing
- ✔ Basement
- ✔ Fiber Optic

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Parking
- ✔ Covered Parking
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone

Category
- ✔ Bargain
- ✔ Investment
- ✔ Resale