

## Sales - House - Istán

**1.350.000€**

Istán

House

**IBI: 920 EUR / year**

**Rubbish: 150 EUR / year**



**3**



**4**



**307 m<sup>2</sup>**



**1050 m<sup>2</sup>**

Spectacular Detached Villa in an Exclusive Area of Sierra Blanca Country Club, with Stunning Open Views of Gibraltar and the Mediterranean Sea. This property boasts 349 m<sup>2</sup> of built area and stands out for its ceilings reaching up to 6 meters high in the main living room, providing a sense of spaciousness, natural light, and luxury. Layout: • 3 spacious bedrooms with built-in wardrobes • 3 full en-suite bathrooms with modern finishes and natural stone • 1 guest toilet • Living-dining room with large windows and direct access to the garden • Fully equipped open-plan kitchen with central island and dining area. The property is sold fully furnished, featuring a high-quality German ALMILMÖ kitchen and a new fireplace, perfect for creating a cozy atmosphere. Exterior: • Private swimming pool • Garden • Chill-out area and barbecue space • Large parking area with capacity for up to 6 vehicles. The villa holds a valid tourist license, allowing for holiday rentals and offering an excellent investment opportunity. Located just a few minutes' drive from beaches, golf courses, and all amenities, this villa is ideal as a permanent residence, holiday home, or high-return investment on the Costa del Sol.

### Setting

- ✓ Mountain Pueblo
- ✓ Close To Forest
- ✓ Urbanisation

### Orientation

- ✓ South

### Condition

- ✓ Excellent

### Pool

- ✓ Private

### Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ Central Heating
- ✓ Fireplace

### Views

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

### Features

- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Jacuzzi
- ✓ Barbeque
- ✓ Double Glazing

### Furniture

- ✓ Part Furnished

### Kitchen

- ✓ Fully Fitted

### Garden

- ✓ Private

### Security

- ✓ Gated Complex
- ✓ Electric Blinds
- ✓ Entry Phone
- ✓ Alarm System
- ✓ 24 Hour Security

### Parking

- ✓ Garage
- ✓ More Than One
- ✓ Private

### Category

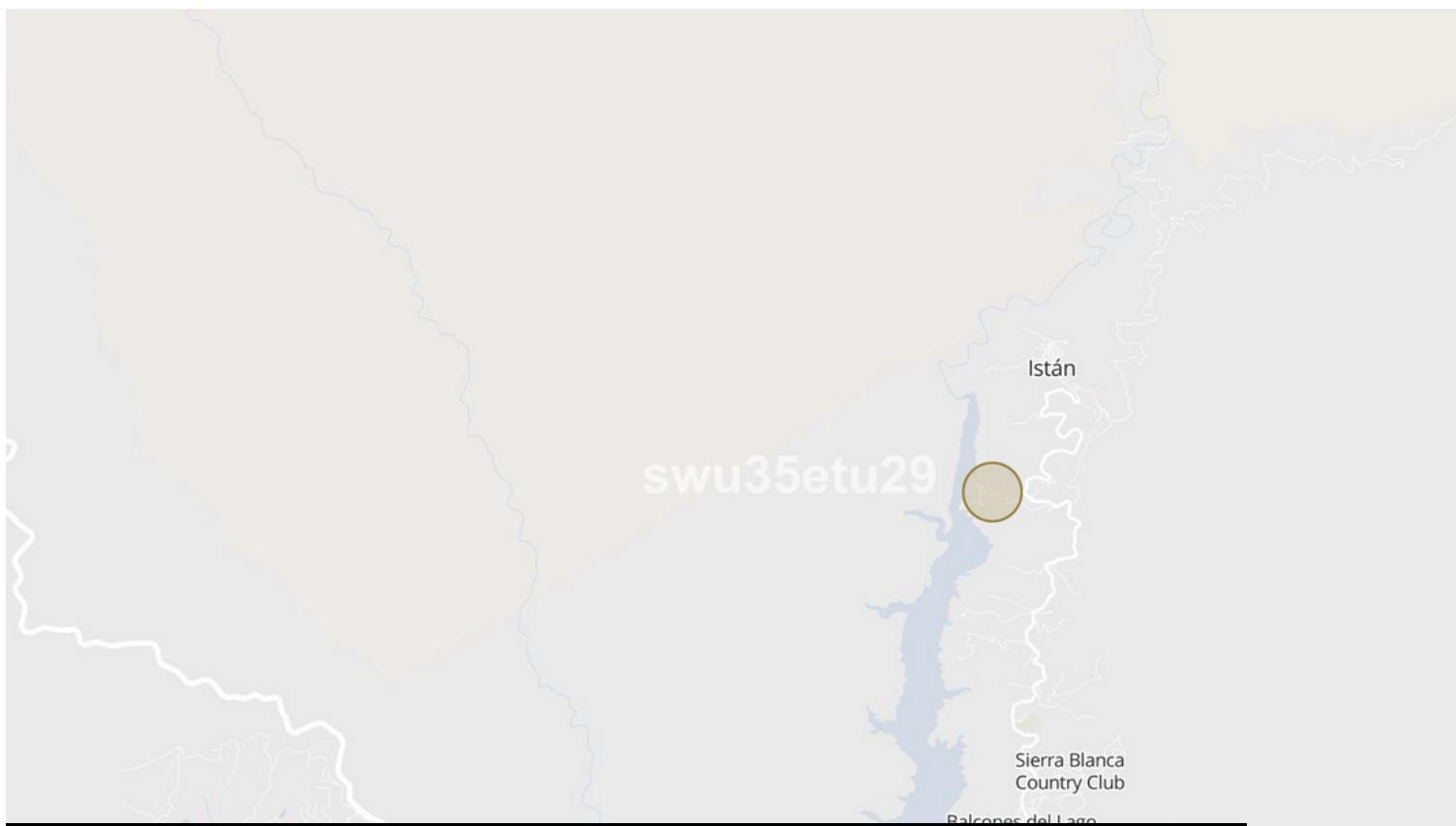
- ✓ Investment
- ✓ Luxury

















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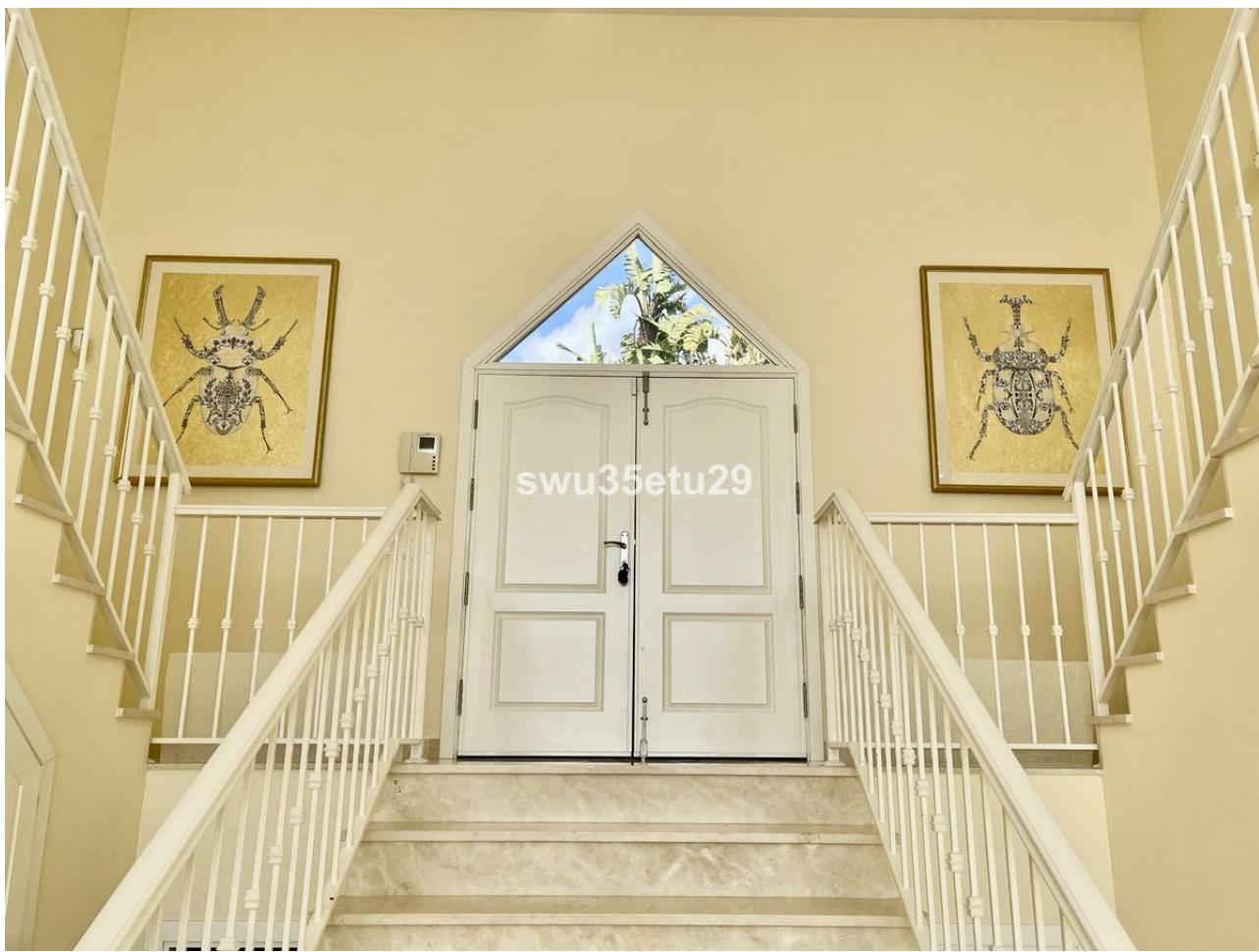


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