

**Sales - House - Istán**

**699.000€**

## 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 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

### Climate Control

- ✓ Air Conditioning
- ✓ Fireplace

### Kitchen

- ✓ Fully Fitted

### Utilities

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

### Orientation

- ✓ South East
- ✓ South
- ✓ South West

### Views

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

### Garden

- ✓ Private
- ✓ Landscaped
- ✓ Easy Maintenance

### Category

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

### Condition

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

### Features

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

### Security

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

### Pool

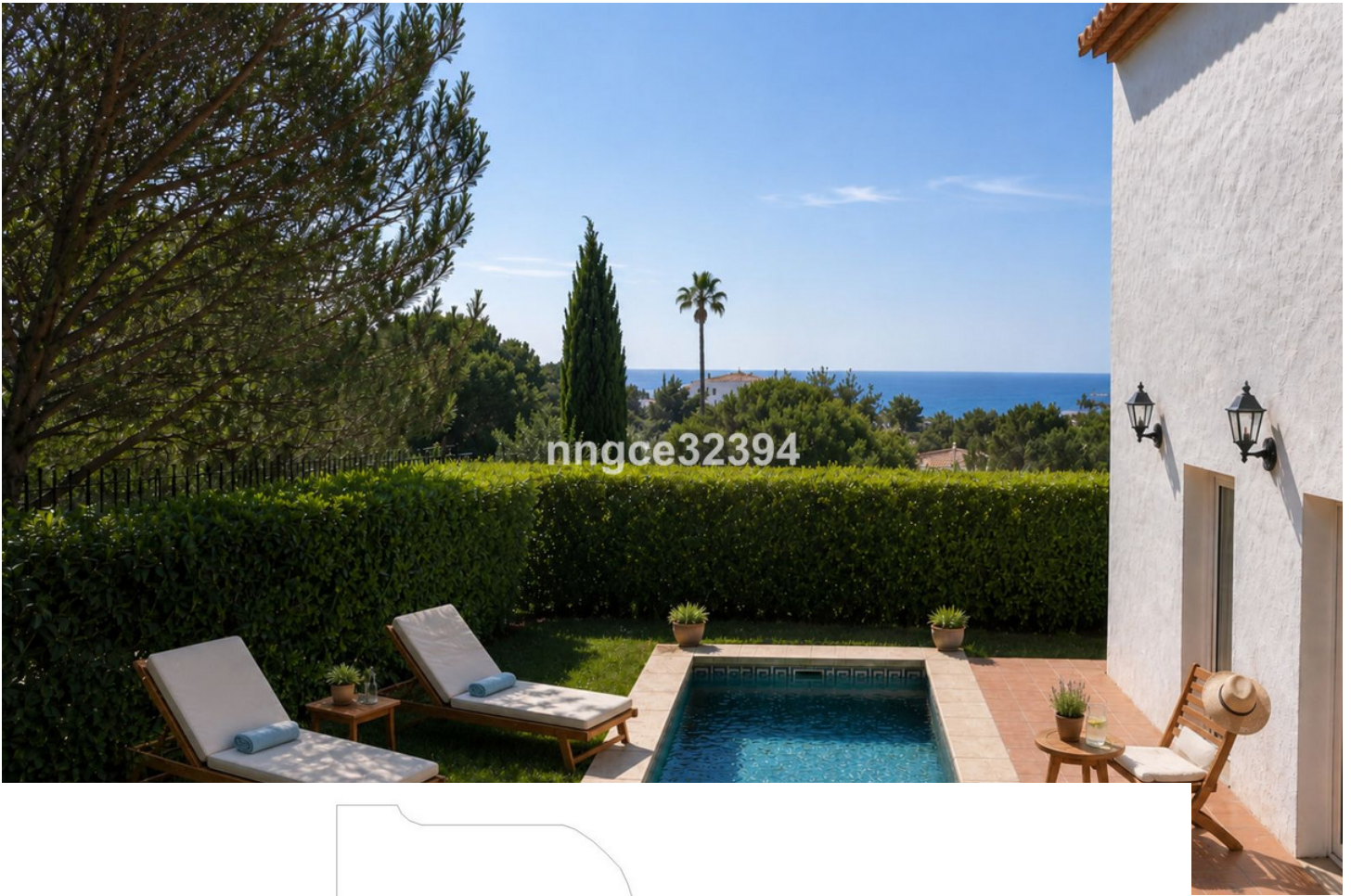
- ✓ Private

### Furniture

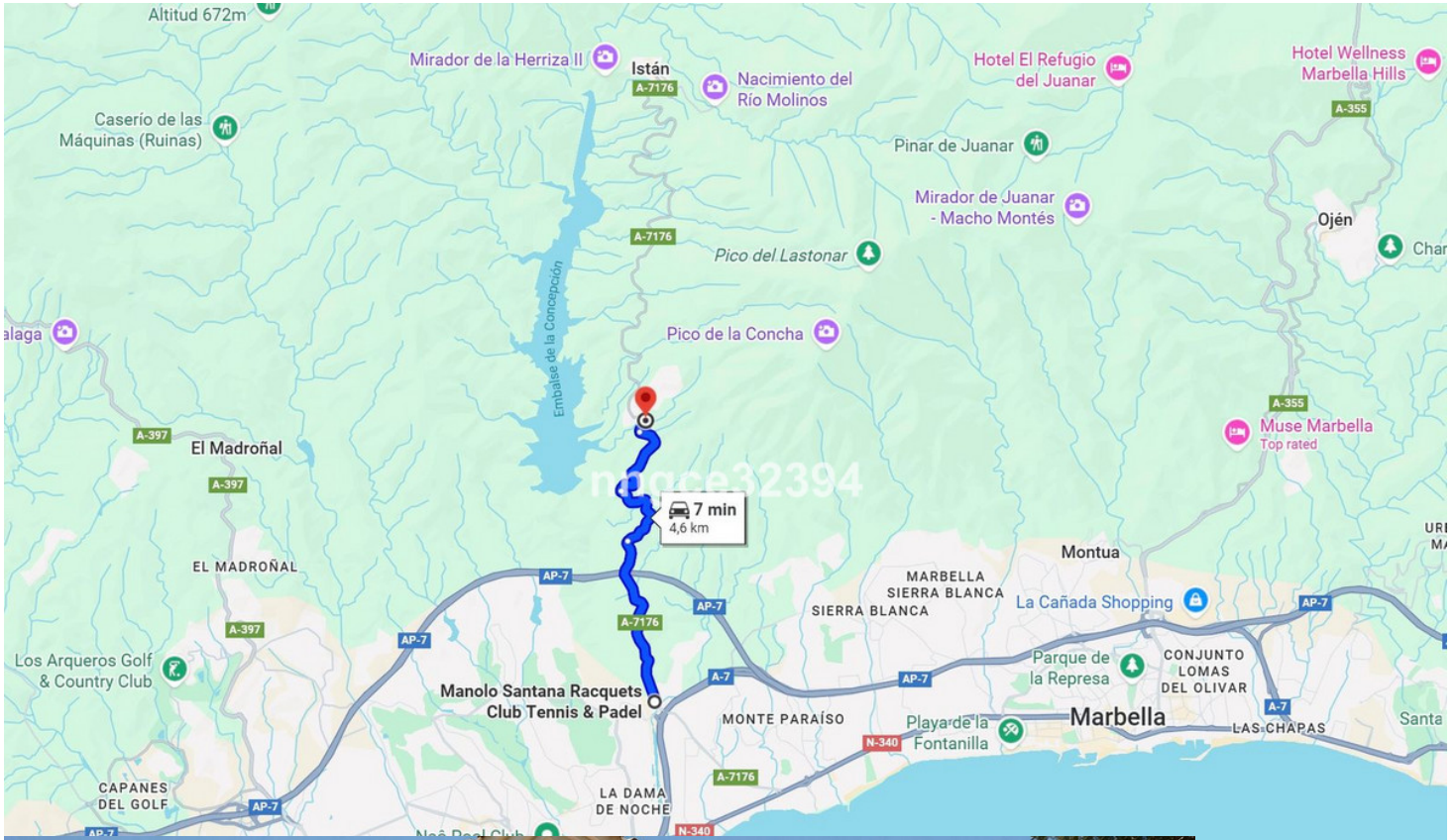
- ✓ Fully Furnished
- ✓ Optional

### Parking

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



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.







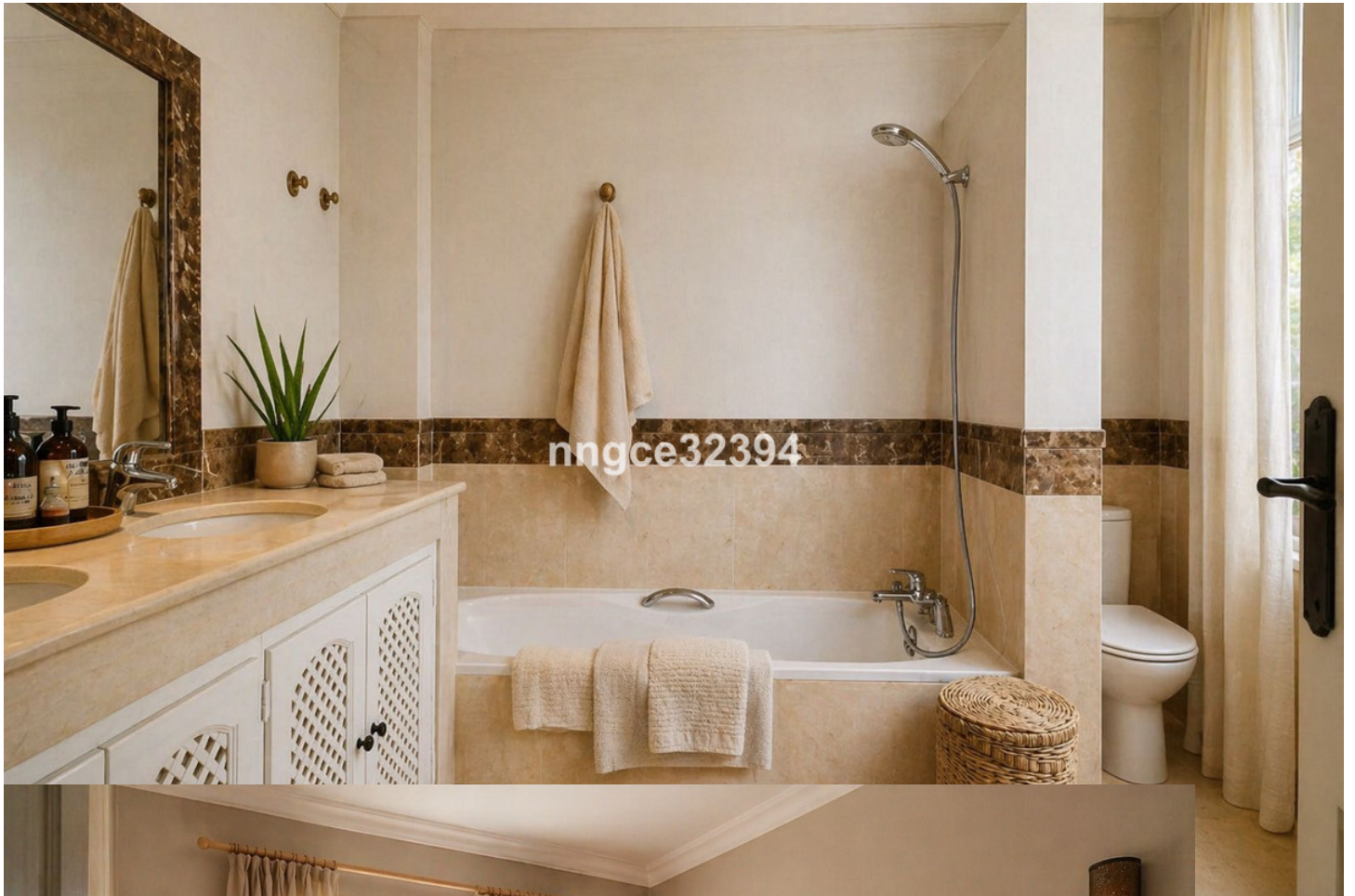




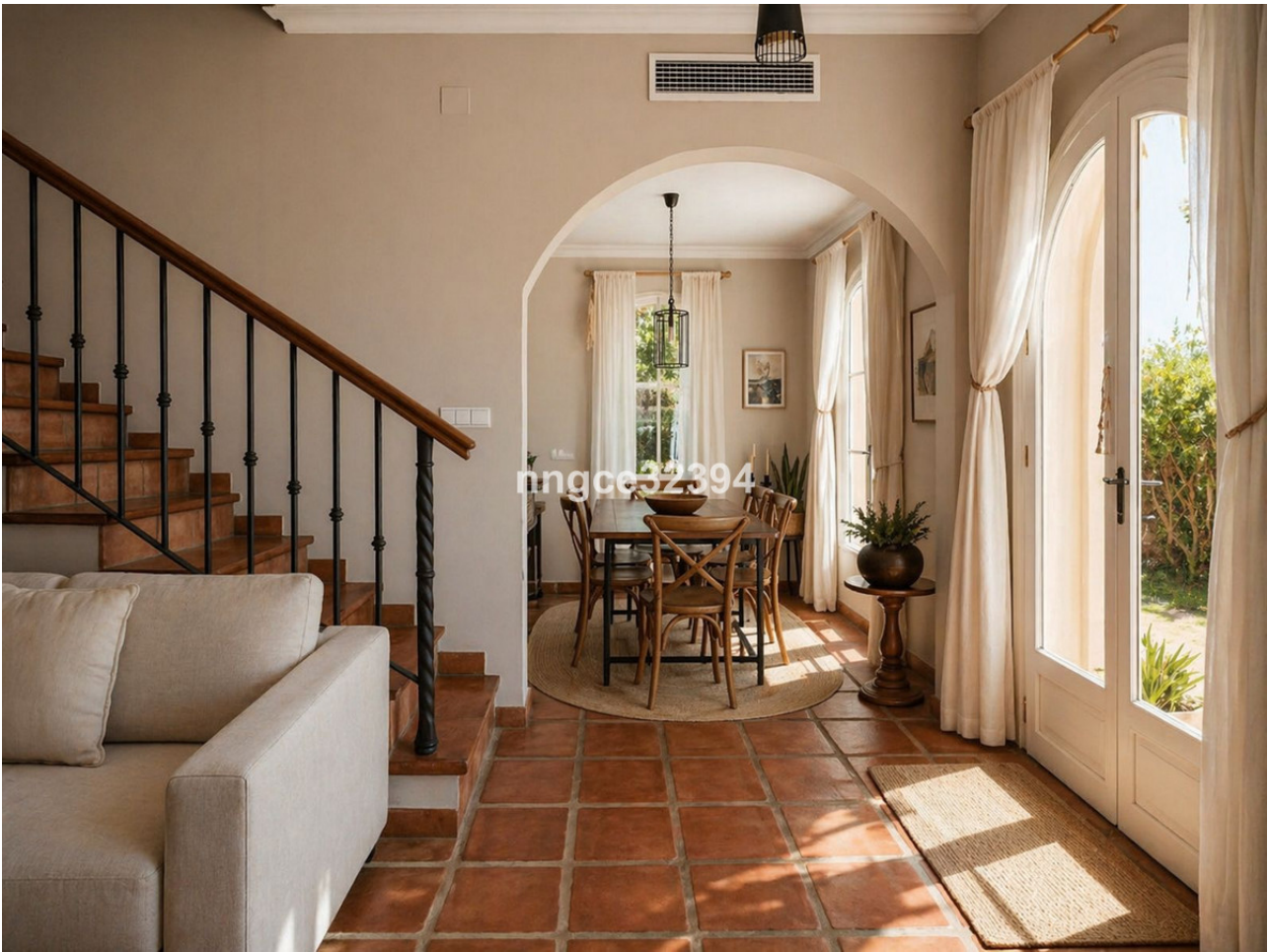














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