



## Detached Villa for sale in Istán, Marbella

675,000 €

Reference: R5106952 Bedrooms: 2 Bathrooms: 2 Plot Size: 400m<sup>2</sup> Build Size: 160m<sup>2</sup> Terrace: 200m<sup>2</sup>







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## Costa del Sol, Nagüeles

Charming Storybook Villa – Just Minutes from Puerto Banús Discover an incredible opportunity to own a private villa brimming with charm and character, perfectly located only 5–7 minutes from the glamour of Puerto Banús, the Golden Mile, and some of the most beautiful beaches on the Costa del Sol. This enchanting 2-bedroom home offers ample potential to expand into 3 or even 4 bedrooms, giving you the freedom to create your dream residence. Set on an elevated multi-level plot, the property boasts tranquil gardens, captivating sea views, and multiple terraces and balconies that provide the ideal setting for outdoor living, entertaining, or simply soaking up the Mediterranean lifestyle. Step inside this secure, guard-gated community villa and you'll find a unique open floor plan with warm Saltillo tiles accented by marble inlays. A sun-drenched living room with three French doors opens seamlessly to the terrace gardens and your private pool. The spacious covered garage offers room for multiple cars, a boat, or even an RV – a rare feature in the area. Surrounded by lush greenery, the villa is just minutes from top-rated international schools, world-class dining, shopping, golf, and all the luxuries the Costa del Sol has to offer. With neighboring homes selling well over €1.2 - 4 million, this is a rare chance to secure a villa with private pool, gardens, and sea views – all at a fraction of the price. Whether you're looking for a serene retreat or a home with enormous potential to reimagine, this property is an extraordinary find. Don't miss the opportunity to bring your vision to life and make this storybook villa your dream home on the Costa del Sol.



## Features:

### Features

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

### Views

Sea  
Mountain  
Panoramic  
Country  
Garden  
Pool  
Courtyard  
Forest

### Pool

Private

### Garden

Private  
Landscaped  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water  
Telephone

### CO2 Emission Rating

B

### Orientation

South  
South East  
South West

### Setting

Urbanisation  
Close To Shops  
Close To Town  
Close To Schools  
Close To Forest

### Furniture

Fully Furnished  
Optional

### Security

Gated Complex  
24 Hour Security  
Electric Blinds

### Category

Reduced  
Holiday Homes  
Investment  
Bargain  
Resale  
Contemporary

### Climate Control

Air Conditioning

### Condition

Good  
Excellent  
Recently Refurbished  
Recently Renovated

### Kitchen

Fully Fitted

### Parking

Garage  
More Than One

### Energy Rating

B