



## Villa - Chalet en venta en Istán, Marbella

**1.850.000 €**

Referencia: R5148709 Dormitorios: 4 Baños: 5 Terreno: 800m<sup>2</sup> Construido: 234m<sup>2</sup> Terraza: 150m<sup>2</sup>





## Costa del Sol, Istán

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 m<sup>2</sup> • Built Area: 234 m<sup>2</sup> 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.



## Características:

Características	Orientación	Climatización
Terraza	Sur	Aire acondicionado
Terraza	Suroeste	Fría de aire acondicionado
Trastero		A/C caliente
Baño privado		U/F Calefacción
Piso de mármol		Baños u/f/h
Doble acristalamiento		
Armarios ajustados		
Sala de servicios		
Jacuzzi		
Fibra óptica		
Vistas	Estado	Piscina
Vistas Panorámicas	Excelente	Piscina Privada
Muebles	Cocina	Jardín
Opcional	Cocina Equipada	Jardín Privado
Aparcamiento	Servicios Públicos	Categoría
Párking Privado	Electricidad	Reventa
Párking Cubierto	Agua potable	