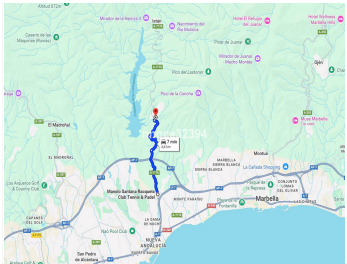


BROMLEY ESTATES

Marbella



HOUSE 2 BEDROOMS 2 BATHROOMS IN ISTAN

📍 Istan

REF# R5106952 €649,000

BEDS

2

BATHS

2

BUILT

260 m²

PLOT

315 m²

TERRACE

1 m²

Charming Private Villa with Pool & Sea Views — 5 mins to Puerto Banús + Expansion Potential

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:

+34 952 939 460 · info@bromleyestatesmarbella.com Urbanizacion El Rosario, CN340, Km 188, Marbella, Malaga 29603

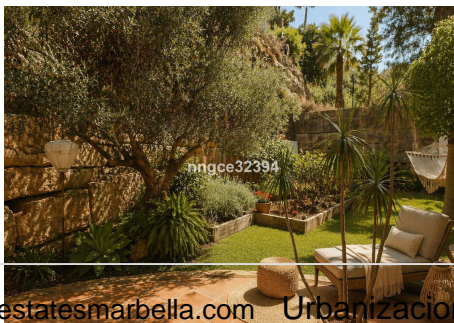
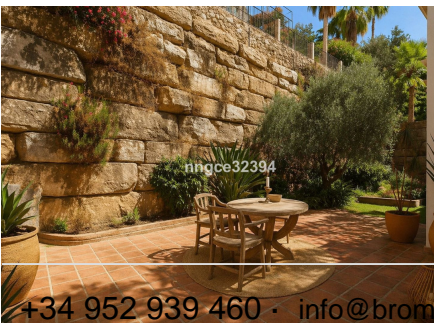
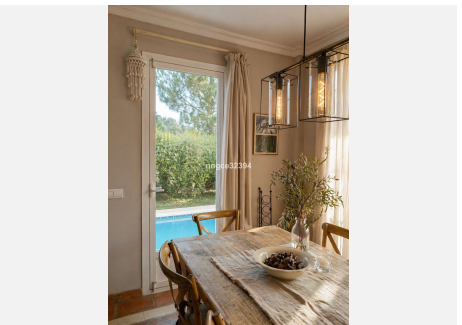
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Possibility to create a private guest suite above the carport (approx. 15–20 m²) with independent access
Upper terrace with scope to extend approx. 20–35 m² (subject to planning)
Further potential at ground level near the pool approx. 15–25 m²

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.



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