



## HOUSE 2 BEDROOMS 1.5 BATHROOM IN ISTAN

Istán

REF# R5113822 €720,000

BEDS

2

BATHS

1.5

BUILT

203 m<sup>2</sup>

PLOT

327 m<sup>2</sup>

Nestled in the exclusive gated community of Sierra Blanca Country Club, just a short drive from Marbella, this villa offers breathtaking panoramic views of Lake Istán, the Mediterranean Sea, and the surrounding mountains. Located in a tranquil natural setting yet conveniently close to Marbella's amenities, this property is the perfect blend of peaceful living and accessibility.

Built over two floors, the villa currently offers two bedrooms and one bathroom on the upper level, both enjoying access to a private terrace with striking lake and sea vistas.

On the main floor, you'll find a bright open-plan living area, kitchen, and dining space, all flowing out onto a sunny covered and uncovered terrace—ideal for entertaining. There's also a utility room and an additional external room currently used as storage which could be easily integrated into the living space to create a third bedroom with bathroom, offering flexibility for customisation.

A staircase leads down to the private garden and pool area, perfect for relaxing and enjoying the uninterrupted views. Below the villa, a vast basement spans the full footprint of the house, offering

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enormous potential to expand—whether for additional bedrooms, a guest suite, gym, cinema room, or hobby space.

This home represents a rare opportunity to customise and create your ideal living space in one of the Costa del Sol's most scenic and secure residential areas. Sierra Blanca Country Club is known for its privacy, security, and stunning natural surroundings, all while being only 10–15 minutes from Marbella, Puerto Banús, and the coast.

Whether as a tranquil retreat or a development project with huge upside, this villa has endless potential and unforgettable views.

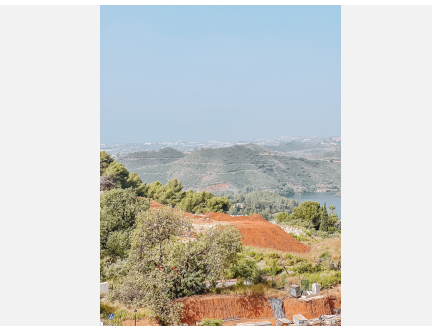
Contact us for more information or to schedule a viewing.





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