



# Contemporary quality villa in Istán, Marbella

Price: 3,495,000 €

Reference1: LS3825574 Bedrooms: 5 Bathrooms: 7 Plot Size: 16,102m<sup>2</sup> Build Size: 513m<sup>2</sup> Terrace: 341m<sup>2</sup>





## Location: Istán

Exquisitely situated amidst a serene, nature-protected landscape, this contemporary villa epitomizes quality living. Set against the backdrop of the stunning Lake of Istán and the Mediterranean, with breathtaking vistas extending towards Gibraltar and the African coast, this south to west facing abode offers unparalleled tranquility. Resting on a vast plot of 16,000m<sup>2</sup>, privacy reigns supreme, ensuring utmost peace.

Merely 10 to 15 minutes away from the Golden Mile Marbella and all amenities, convenience meets luxury seamlessly. The main floor welcomes with a spacious living and dining area, adorned with a gas fireplace and direct access to expansive terraces crafted from high-pressed bamboo, offering panoramic views. An open-plan kitchen, fully equipped with Gaggenau appliances, enhances the living experience. Additionally, a guest toilet and an en suite guest bedroom grace this level.

Ascending to the upper floor, a hallway entrance leads to the master bedroom, boasting a dressing area and an en suite bathroom, accompanied by an extra sitting salon, currently repurposed as an office, and another en suite guest bedroom.

Descending to the lower floor, two more guest bedrooms with en suite facilities await, alongside amenities such as a cinema room, wine cellar, and storage space. Opportunities abound for further customization, with provisions for a fitness room, spa, or maid's quarters. Outside, ample parking awaits, with potential for a carport accommodating 2 to 3 cars. A generously sized private pool beckons, surrounded by chic chill-out areas.

Equipped with underfloor heating throughout, along with A/C featuring heating capabilities, and Domotica for lighting and sound control, this home seamlessly blends comfort with modernity. While furniture is not included, negotiation is possible. In essence, this property stands as a truly unique gem, promising a lifestyle of unparalleled refinement.

## Features:

Features	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Private Terrace	South West	Fireplace
Storage Room		U/F Heating
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
Gym		
Utility Room		
Barbeque		
Basement		
Views	Setting	Condition
Sea Views	Country	Excellent
Mountain Views		
Panoramic Views		
Country Views		
Garden Views		
Pool Views		
Lake Views		
Pool	Furniture	Kitchen
Private Pool	Optional	Fully Fitted
Garden	Security	Parking



Private Garden

**Category**

Resale

Alarm System

Covered