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## Villa in Istán

**3,495,000 €**

**Reference:** MLSC1265112 **Bedrooms:** 5 **Bathrooms:** 6 **Plot Size:** 16,102m<sup>2</sup> **Build Size:** 513m<sup>2</sup>





## Location: Istán

Southwest facing 5bed villa beautifully located with spectacular views over the lake of Istán and the Mediterranean towards Gibraltar and the African coast. This large plot of 16.000m2 is nicely nestled within a nature protected environment with full privacy and very peaceful surroundings. The property is distributed on the main floor on spacious living and dining area with a gas fireplace and direct access to the grand terraces of high pressed bamboo and with panoramic views. Open plan fully fitted kitchen with Gaggenau appliances. Guest toilet and one guest bedroom en suite. On the upper floor: hallway entrance, master bedroom with dressing en suite and extra sitting salon now used as an office and a guest bedroom en suite. On the lower floor we find two guest bedrooms en suite, cinema room, wine cellar and storage. There is extra space to do a fitness room, SPA or maids quarters. Outside there is a large private pool with chill out areas and it has parking with possibility to do a carport for 2 to 3 cars. The property stands up to the highest quality and includes underfloor heating throughout, marble flooring, hot/cold A/C and alarm system. The furniture is not included but negotiable. The location is only 10 to 15 minutes to the Golden Mile Marbella and all amenities. A truly unique property !





## Features:

### Features

Condition - Excellent  
Garden - Private  
Kitchen - Fully Fitted  
Features - Marble Flooring  
Features - Ensuite Bathroom  
Features - Storage Room  
Features - Private Terrace  
Features - Fitted Wardrobes  
Climate Control - Hot A/C  
Climate Control - Cold A/C  
Orientation - South West  
Climate Control - Air  
Conditioning  
Features - Satellite TV  
Features - Double Glazing  
Furniture - Optional  
Features - Covered Terrace  
Parking - More Than One  
Climate Control - U/F Heating  
Category - Luxury  
Features - WiFi

### Energy Rating

X