



# Vrijstaande Villa te koop in Istán, Marbella

1.650.000 €

Referentie: R5220988 Slaapkamers: 3 Badkamers: 3 Plotgrootte: 15.812m<sup>2</sup> Perceelgrootte: 222m<sup>2</sup> Terras: 40m<sup>2</sup>





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## Costa del Sol, Istán

### Unique Lakefront Retreat in Istán – Direct Access to the Lake & Panoramic Views

If peace, tranquility, and a deep connection with nature are what you seek, this exceptional property situated on Istán Lake is your dream come true. Offering breathtaking panoramic views and rare direct access to the lake, this is one of the few homes where the land itself gently slopes down to meet the serene waters – a truly one-of-a-kind opportunity.

#### Location & Lifestyle

Tucked away in the shadow of the majestic La Concha Mountain, this property offers a harmonious blend of rustic charm and natural beauty. Whether you enjoy kayaking, paddle boarding, fishing, or simply soaking in the stillness of nature from your private terrace or lakeside bodega, this home invites you to live life at your own peaceful pace.

Despite its secluded ambiance, you're never far from the world-renowned Costa del Sol lifestyle – just 15 minutes to Puerto Banús, 10 minutes to Istán village, and 30 minutes to Marbella's vibrant centre. Remote, yet effortlessly accessible.

#### The Property

Built across three levels, the home exudes authentic Andalusian charm while offering incredible lake and mountain vistas from nearly every room.

**Entrance & Main Level:** You arrive through a character-filled entryway that opens into a spacious open-plan living, dining, and kitchen area. Expansive picture windows flood the space with natural light and frame the sweeping lake views. A traditional open fireplace adds warmth and ambiance during the cooler winter months. From the rear of the living area, doors open onto a large terrace overlooking the private pool and the stunning natural landscape beyond – the perfect spot for outdoor dining or evening sunsets.

**Upper "Attic" Level:** The top floor features a generous open-plan suite with a charming pitched roof and its own ensuite bathroom. This versatile space can easily be configured into two sizeable bedrooms and an additional bathroom, offering flexibility for family or guests.

**Lower Level:** The lower floor comprises two additional bedrooms, one with a cleverly integrated shower and toilet. Both rooms are dual-aspect, ensuring beautiful views and direct access to the pool and gardens. This level also includes a family bathroom, a separate guest WC, and a spacious storage room with external access – ideal for pool or garden equipment.

#### The Grounds

Set on approximately 16,000 m<sup>2</sup> of private land, the property ensures unmatched privacy, seclusion, and forever-unspoiled views. The expansive grounds offer potential for landscaping, hobby farming, or even a private vineyard or olive grove – the possibilities are endless.

#### Potential & Opportunity

While the existing home is perfectly livable and brimming with character, it also offers tremendous potential for transformation. New owners could reimagine the property into a luxury lakefront retreat worthy of its extraordinary setting – all while retaining the authentic Andalusian soul that makes it so special.



## Kenmerken:

### Extra's

Overdekt terras  
Privé Terras  
Berging  
Ensuite badkamer  
Inbouwkasten  
WiFi  
Bijkeuken  
Barbecue  
Kelder  
Optische vezel

### Uitzicht

Mountain Bekeken  
Weids  
Country Bekeken  
Lake Views  
Forest Bekeken

### Zwembad

private Pool

### Tuin

private Garden

### Categorie

Investering  
Bestaande bouw

### Zonorientatie

West

### Ligging

Landelijk  
Bergdorp  
Dichtbij bos

### Meubilering

optioneel Furniture  
**Parkeergelegenheid**  
private Parking  
Open Parkeergelegenheid

### Klimaatbeheersing

Airconditioning

### Huidige Staat

Goede conditie

### Keuken

Volledig ingerichte keuken

### Voorzieningen

Elektriciteit  
Drinkwater