

**Sales - House - Marbella**  
**580.000€**

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**Ref.-ID: R4856164**

**Marbella**

**House**

**Community: 1,680 EUR / year IBI: 750 EUR / year**

**Rubbish: 150 EUR / year**



**3**



**2**



**141 m2**



**118 m2**

Situated just 9 mins from the Golden Mile of Marbella and 10 into Puerto Banus, this is a small, unique development of just 59 townhouses, nestled into the foothills of the La Concha mountain in one of Spain's biggest National Parks (Sierra de las Nieves) and overlooking the Istan lake. Perfect for those looking to get away from the hustle and bustle of the coast and yet just a short hop into the centre of it all. This south facing house has stunning views out over the private garden, the lush tropical gardens & pool of the development with the green forest and mountains of the National Park beyond. The main living area consists of a spacious double height living room with fire place, a separate dining area and a semi open plan fully fitted kitchen. Leading off the living room you have a terrace from which you can enjoy all day sunshine and the total peace and quiet. The terrace in turn leads down to the manicured garden which offers plenty of privacy & has a direct access out to the community gardens and pool. The lower level of the property has three bedrooms including the master suite, all of which have patio doors leading out to the garden. The house comes with private covered parking. The complex itself has a security barrier and is protected with CCTV as well as a children's play area at the far end of the community. The white village of Istan is just an 11 minute drive away and the route is very popular with cyclists due to its outstanding beauty. This is a very well priced property offering incredible value for money in one of the best areas of the community.

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|---|--|---|--|--|---|
| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Close To Forest</li><li>✓ Urbanisation</li></ul> | <b>Orientation</b> <ul style="list-style-type: none"><li>✓ South</li></ul>   | <b>Pool</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>                                    | <b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li><li>✓ Hot A/C</li><li>✓ Cold A/C</li><li>✓ Fireplace</li></ul> | <b>Views</b> <ul style="list-style-type: none"><li>✓ Mountain</li><li>✓ Country</li><li>✓ Panoramic</li><li>✓ Garden</li><li>✓ Pool</li><li>✓ Forest</li></ul> | <b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Fitted Wardrobes</li><li>✓ Near Transport</li><li>✓ Private Terrace</li><li>✓ Ensuite Bathroom</li><li>✓ Marble Flooring</li><li>✓ Double Glazing</li><li>✓ Fiber Optic</li></ul> |
| <b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul>                           | <b>Garden</b> <ul style="list-style-type: none"><li>✓ Communal</li><li>✓ Private</li><li>✓ Landscaped</li><li>✓ Easy Maintenance</li></ul> | <b>Security</b> <ul style="list-style-type: none"><li>✓ Gated Complex</li><li>✓ Electric Blinds</li></ul> | <b>Parking</b> <ul style="list-style-type: none"><li>✓ Covered</li><li>✓ Private</li></ul>   | <b>Category</b> <ul style="list-style-type: none"><li>✓ Resale</li></ul>   |   |