



## Townhouse for sale in Istán, Marbella

**699,000 €**

Reference: R5085481   Bedrooms: 3   Bathrooms: 2   Plot Size: 315m<sup>2</sup>   Build Size: 155m<sup>2</sup>





## Costa del Sol, Istán

Nestled in the tranquil foothills of La Concha, this beautifully reformed villa offers breathtaking sea, lake, and mountain views from its privileged position within the exclusive Sierra Blanca Country Club. Surrounded by nature yet just 7–8 minutes from the glamour of Puerto Banús and the Golden Mile, this is a rare opportunity to enjoy total serenity without sacrificing access to Marbella's premier lifestyle. Set on an expansive private plot, the villa is a peaceful retreat with a climate-controlled saltwater pool, lush mature gardens, and generous terraces that open to panoramic vistas of the Mediterranean Sea—perfect for morning coffee, sunset dinners, or simply soaking in the sun-drenched beauty of the Costa del Sol. The home blends timeless Andalusian character with modern comfort. Original features such as hand-polished Saltillo terracotta tiles, a solid wood hacienda-style door, and a traditional fireplace have been lovingly preserved, while a full renovation in 2021 brought the property into the 21st century with solar panels, underfloor heating and cooling, high-efficiency air conditioning, and a fully upgraded kitchen with premium energy-rated appliances. Inside, the layout is both practical and inviting, with well-distributed en-suite bedrooms, light-filled living areas, and seamless transitions to outdoor spaces. This charming villa also offers flexible space inside that can easily be adapted to add an additional bedroom, office, study, or playroom according to your needs. Outside, the spacious garden provides ample room to build a guest house, allowing the property to be transformed into a potential 3-4 bedroom home — an exceptional opportunity offered at a bargain price. An established urban garden adds a sustainable lifestyle element, ideal for homegrown produce or a calming green corner. The gated community offers peace of mind, while the surrounding area boasts scenic trails perfect for hiking, cycling, or reconnecting with nature — all just minutes from the beach, golf, and vibrant city life. Whether you're seeking a stylish full-time home, a tranquil holiday escape, or a unique investment in a coveted hillside enclave, this villa offers sea views, privacy, and effortless sophistication — a true gem above Marbella.



## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Utility Room  
Bar  
Barbeque  
Near Church  
Fiber Optic

### Setting

Close To Shops  
Close To Schools

### Utilities

Telephone

### Climate Control

Air Conditioning

### Views

Sea  
Mountain  
Panoramic  
Country  
Garden  
Pool  
Lake

### Pool

Private

### Furniture

Fully Furnished