

# ALL IN

## real estates



## House in Istán

Bedrooms **3** Bathrooms **2** Built **138m2** Plot **520m2**

**R5335933** **House** **Istán** **415.000€**

English Three-Bedroom Independent Villa with Partial Lake and Mountain Views Independent villa located within a residential complex of 58 homes, set in a peaceful mountain environment with beautiful lake and mountain views. The community is home to residents of various nationalities, including British, Belgian, Finnish, German, Danish, South African, Spanish, Dutch, Italian, Swiss, and others. The area is extremely safe, although there is no dedicated security service. The property offers a spacious living room with plenty of natural light, thanks to its south- and west-facing windows. The kitchen is currently separate, but it could be opened up to connect with the living area and create a larger, more open-plan space. The house comprises three bedrooms, two full bathrooms, and a guest toilet. It also features a generous private garden, ideal for enjoying the fresh air, birdsong, and the surrounding natural scenery. The views are defined by a picturesque landscape, with the lake as the focal point and the mountains creating a calm and peaceful setting. The property can be lived in as it is, although refurbishment is recommended. A/C and heating are installed via split units. Located in a quiet enclave surrounded by greenery, this home is ideal for those seeking privacy, nature, and a relaxed lifestyle. Hiking trails are easily accessible directly from the area. The community is approximately 7 minutes by car from Manolo Santana Racquet Club and around 10–12 minutes from Puerto Banús and Puente Romano Resort. Supermarkets, prestigious schools, golf and tennis clubs, and healthcare centres are all

within a 7–10 minute drive. The property does not include an assigned parking space, but free parking is available in the communal parking area near the house. There is no communal storage room, although the house has its own designated storage space. Costs: Community fees: €150/month. IBI: €450/year.

Storage Room

Storage Room

WiFi