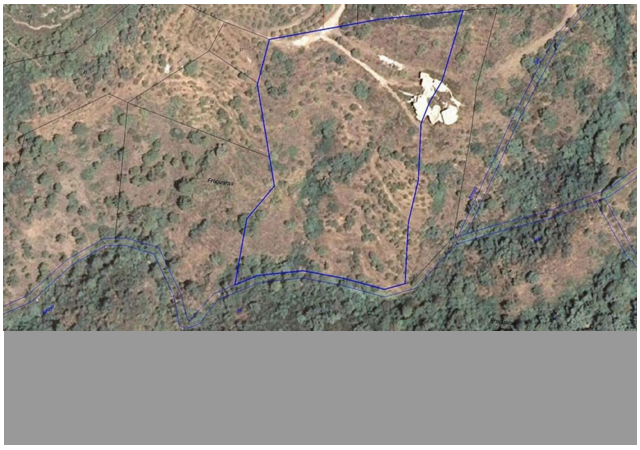
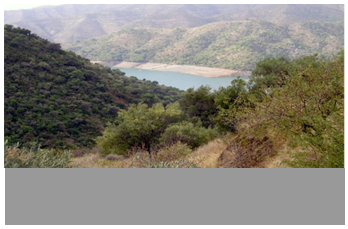
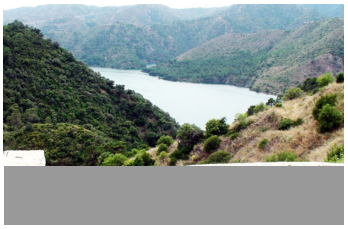
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# Plot in Istán

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Bedrooms | **2** | Bathrooms | **2** | Built | **873m2** | Plot | **30000m2** |

| | | | |
|---|---|---|---|
| **R5402110** | **Plot** | **Istán** | **899.000€** |

Exceptional Development Opportunity with Boutique Hotel Potential near Marbella Hidden within the spectacular landscapes surrounding Lake Istán, this remarkable development opportunity combines privacy, breathtaking scenery and exceptional investment potential just minutes from Marbella and Puerto Banús. The property occupies approximately 30,000 square metres of land and includes an existing structural shell of approximately 873 square metres. Originally conceived as a luxury private residence, the project offers outstanding flexibility for a new owner to redesign and complete it according to their own vision, subject to obtaining the necessary planning permissions and licences. The elevated position enjoys uninterrupted views across the lake, mountains and the protected Sierra de las Nieves Natural Park, creating a setting rarely found so close to the Costa del Sol's most prestigious destinations. Despite its peaceful surroundings, Puerto Banús, Marbella, international schools, golf courses and the Mediterranean coastline are all within easy driving distance. Beyond the creation of an exceptional private estate, the scale of the property and its privileged natural environment present an exciting opportunity to explore alternative concepts such as a boutique hotel, luxury wellness retreat, private members' residence or exclusive hospitality project, subject to ?all ?necessary ?approvals. Development ?opportunities ?of this size ?and ?location rarely become available, making ?this a ?unique acquisition ?for ?visionary investors seeking to ?create ?an ?iconic ?destination ?in

?southern ?Spain.