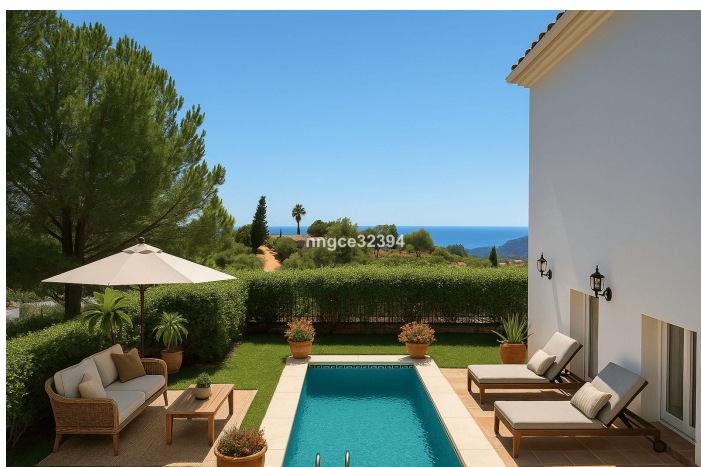




## Detached Villa for sale in Istán, Marbella

699 000 €

Référence: R5106952 Chambres: 2 Bain: 2 Terrain: 400m<sup>2</sup> Construite: 160m<sup>2</sup> Terrasse: 200m<sup>2</sup>







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## Costa del Sol, Nagüeles

Charming Storybook Villa – Just Minutes from Puerto Banús Discover an incredible opportunity to own a private villa brimming with charm and character, perfectly located only 5–7 minutes from the glamour of Puerto Banús, the Golden Mile, and some of the most beautiful beaches on the Costa del Sol. This enchanting 2-bedroom home offers ample potential to expand into 3 or even 4 bedrooms, giving you the freedom to create your dream residence. Set on an elevated multi-level plot, the property boasts tranquil gardens, captivating sea views, and multiple terraces and balconies that provide the ideal setting for outdoor living, entertaining, or simply soaking up the Mediterranean lifestyle. Step inside this secure, guard-gated community villa and you'll find a unique open floor plan with warm Saltillo tiles accented by marble inlays. A sun-drenched living room with three French doors opens seamlessly to the terrace gardens and your private pool. The spacious covered garage offers room for multiple cars, a boat, or even an RV – a rare feature in the area. Surrounded by lush greenery, the villa is just minutes from top-rated international schools, world-class dining, shopping, golf, and all the luxuries the Costa del Sol has to offer. With neighboring homes selling well over €1.2 - 4 million, this is a rare chance to secure a villa with private pool, gardens, and sea views – all at a fraction of the price. Whether you're looking for a serene retreat or a home with enormous potential to reimagine, this property is an extraordinary find. Don't miss the opportunity to bring your vision to life and make this storybook villa your dream home on the Costa del Sol.



## Spécification:

### Caractéristiques

Terrasse couverte  
Ascenseur  
Terrasse privée  
Salle de stockage  
Salle de bain attenante  
Sol en marbre  
Double vitrage  
Armoires ajustées  
Solarium  
Wifi  
Buanderie  
Près de l'église

### Vues

Mer  
Montagne  
Panoramique  
Pays  
Jardin  
Piscine  
Cour  
Forêt  
Piscine  
Private

### Jardin

Private  
Aménagé  
Entretien facile

### Services publics

Électricité  
Eau potable  
Téléphone

### Cote d'émission de CO2

B

### Orientation

Sud  
Sud-Est  
Sud-ouest

### Paramètre

Urbanisation  
Proche des magasins  
Près de la ville  
Près des écoles  
Près de la forêt

### Meubles

Entièrement meublé  
Optional

### Sécurité

Complexe fermé  
Sécurité 24 heures  
Stores électriques

### Catégorie

Réduite  
Maisons de vacances  
Investissement  
Marchander  
Revente  
Contemporary

### Climatisation

Climatisation

### Condition

Bien  
Excellent  
Récemment rénové  
Récemment rénové

### Cuisine

Entièrement équipé

### Parking

Garage  
Plus d'un

### Cote d'énergie

B