

Reference: **DM2373**



**Sierra Blanca Country Club  
Istan**

**1.200.000 EUR**

Type	Villa
Bedrooms	3
Bathrooms	3
Plot m <sup>2</sup>	939
Built m <sup>2</sup>	267
Terrace m <sup>2</sup>	Not Available

**Villa for sale in Sierra Blanca Country Club, Istan**

- LUMINOUS VILLA WITH SOUTHWEST ORIENTATION
- OWNER VERY MOTIVATED TO SELL
- IN A GATED COMMUNITY WITH 24H SECURITY GUARDS
- 10-MINUTE DRIVE TO EITHER PUERTO BANUS OR MARBELLA
- VIEWS OF THE LAKE, THE SEA, GIBRALTAR AND MOROCCO
- HEATED SWIMMING POOL AND OUTDOOR JACUZZI
- FANTASTIC BAR AND ENTERTAINING ROOM
- AIR CONDITIONING (HEAT AND COLD)
- UNDER FLOOR HEATING THROUGHOUT

**Features:**

Air conditioning , Fireplace , Fully fitted kitchen , Kitchen equipped , Living room , Mountainside , Video entrance

**Property:**

Villa built in 2005 on a privileged position within Sierra Blanca Country Club, a development of private villas, town houses and apartments in Istan, an inland municipality neighbouring Marbella. Gated and secure community directly bordering the Sierra Blanca National Park. The southwest facing villa boasts spectacular and unobstructed views over the Istan Lake, Puerto Banus, the sea, Gibraltar and further to the Atlas mountains on the North African coast of Morocco.

This smart villa comprises an entrance hall that leads directly to the living room with a fireplace, a fully fitted open plan kitchen with a large centre island, dining area and a bedroom suite at entrance level plus a large terrace for entertaining with magnificent unobstructed views. At pool level, there are two bedrooms, one currently used as a study both with individual shower room en suite, plus a fantastic bar and entertaining room that opens to the covered terrace with automatic blinds and T.V. set and onto the heated swimming pool. Privately located in one corner of the property there is a secluded sun terrace with outdoor Jacuzzi and fantastic views. The interior is highlighted by marble floors, air conditioning (Hot & Cold), under floor heating throughout, two boilers for hot water, video entry phone and an alarm system. It also includes an attached garage.

**DM**

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