



Townhouse for sale in Istán, Marbella

530,000 €

Reference: R5233384 Bedrooms: 3 Bathrooms: 3 Plot Size: 118m<sup>2</sup> Build Size: 175m<sup>2</sup> Terrace: 11m<sup>2</sup>





## Costa del Sol, Istán

Discover serenity and discreet luxury in this magnificent 293 m<sup>2</sup> townhouse located in the prestigious Zahara de Istán urbanization, a gated and secure enclave in the charming setting of Istán. Here, the Mediterranean lifestyle merges with the tranquility of nature.

### A Home of Design, Light, and Comfort

This spacious dwelling has been designed for maximum comfort:

**Brightness and Space:** The living room benefits from high ceilings, which floods the space with natural light and enhances the feeling of well-being.

**Ideal Layout:** It features 3 bedrooms and 3 elegantly equipped bathrooms.

**Comfort in the Bedrooms:** All bedrooms ensure maximum climate comfort, featuring high-end fans. Additionally, the main bedrooms offer direct access to the garden, creating a morning atmosphere full of light and nature.

**Living Areas:** The living room is intelligently divided into two zones, offering a cozy atmosphere, enhanced by a fireplace perfect for cool evenings.

**Dream Kitchen:** The large kitchen is fully equipped, ready to become the heart of your home.

### The Pleasure of Outdoor Living

Enjoy the Costa del Sol climate in your own green spaces:

**Private Garden (118 m<sup>2</sup>):** An extensive garden for relaxing, playing, or simply disconnecting.

**Direct Access to the Pool:** An unmatched feature: from your garden, you have direct access to the communal swimming pool, ensuring convenience and a sense of exclusivity.

### Zahara de Istán: A Unique Lifestyle in the Biosphere

Living in this location is a privilege:

**Nature and Tranquility:** Istán is known as the "Spring of the Mountains," offering an atmosphere of absolute peace surrounded by the natural beauty of the mountains, part of the Sierra de las Nieves Biosphere Reserve.

**Benefits of the Setting:** Enjoy hiking trails, fresh air, and the protection of a unique natural environment, while maintaining proximity to Marbella (20 minutes) and Puerto Banús (10 minutes) by car.

**Security and Privacy:** The urbanization is fully gated and secure, providing you with the peace of mind that you and your family deserve.

This is the perfect opportunity to secure a home that perfectly balances luxury, functionality, and connection with nature, with the convenience of having Marbella within easy reach.

Don't let this oasis in Zahara de Istán slip away! Contact us today to arrange a viewing.





## Features:

### Features

Covered Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Fitted Wardrobes

### Views

Mountain  
Country  
Garden

### Pool

Communal

### Garden

Private

### Utilities

Electricity  
Drinkable Water  
Telephone

### Orientation

South

### Setting

Urbanisation  
Close To Shops  
Close To Schools  
Country  
Mountain Pueblo  
Close To Forest

### Furniture

Fully Furnished

### Security

Gated Complex  
Alarm System

### Category

Holiday Homes  
Investment  
Contemporary

### Climate Control

Pre Installed A/C  
Fireplace

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Private  
Street