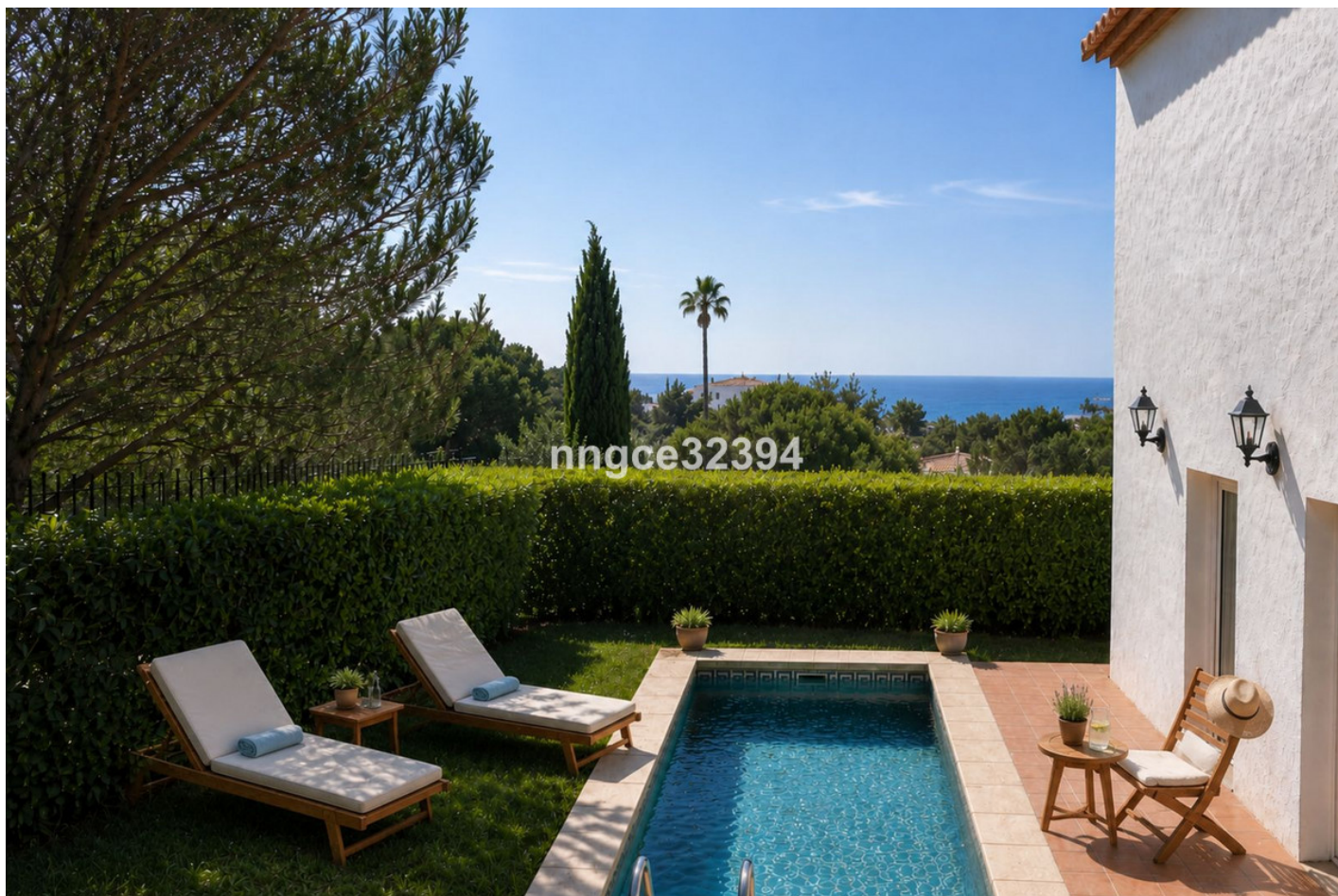


Villa in Istán

Reference: R5106952

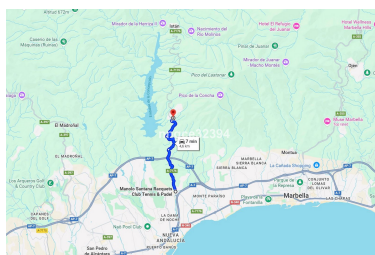


Bedrooms: 2  
Status: Sale

Bathrooms: 2  
Property Type: Villa

M<sup>2</sup> Build size: 260  
Parking places: by request

Price: 699,000 €  
M<sup>2</sup> Plot Size: 315





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**Overview: Charming Private Villa with Pool & Sea Views — 5 mins to Puerto Banús + Expansion Potential** A charming private villa ideally located just 5–7 minutes from Puerto Banús, the Golden Mile, and the best beaches of the Costa del Sol. This inviting 2-bedroom home can be enjoyed immediately as a peaceful retreat, set on an elevated multi-level plot with lush gardens, sea views, and multiple terraces perfect for outdoor living. Inside, the villa offers a warm open-plan layout with traditional Saltillo tiles and a bright living room with three French doors opening directly onto the garden and private pool, creating a seamless indoor-outdoor flow. The spacious covered garage accommodates multiple vehicles, a boat or even an RV — a rare feature in this area. The property also offers excellent future potential: Possibility to create a private guest suite above the carport (approx. 15–20 m<sup>2</sup>) with independent access Upper terrace with scope to extend approx. 20–35 m<sup>2</sup> (subject to planning) Further potential at ground level near the pool approx. 15–25 m<sup>2</sup> Located in a secure gated community and close to top schools, golf, dining, and amenities, this is a rare opportunity to secure a villa with pool, sea views, and strong long-term value. With neighboring homes selling well above €1.2M–€4M, this property offers exceptional value whether enjoyed as-is or enhanced over time.

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**Features:**

Pool, Air conditioning, Sea views, Mountain views, Private garden, Lift, None, 24H Security, Parking, Holiday Home, Investment, Resale