



# Townhouse in Istán

Price € 530,000

Bedrooms	3
Bathrooms	3
Build Size	175 m <sup>2</sup>
Terrace	11 m <sup>2</sup>
Plot Size	304 m <sup>2</sup>

## SETTING

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

## ORIENTATION

- ✓ South

## CONDITION

- ✓ Excellent

## POOL

- ✓ Communal

## CLIMATE CONTROL

- ✓ Pre Installed A/C
- ✓ Fireplace

## VIEWS

- ✓ Mountain
- ✓ Country
- ✓ Garden

## FEATURES

- ✓ Covered Terrace
- ✓ Ensuite Bathroom
- ✓ Fitted Wardrobes
- ✓ Marble Flooring
- ✓ Storage Room

## FURNITURE

- ✓ Fully Furnished

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Private

## SECURITY

- ✓ Gated Complex
- ✓ Alarm System

## PARKING

- ✓ Street
- ✓ Private

## UTILITIES

✓ Electricity

✓ Drinkable Water

✓ Telephone

## CATEGORY

✓ Holiday Homes

✓ Investment

✓ Contemporary

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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.

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# GALLERY







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