

ISTÁN

■■■■■ ■ Istán

4 950 000 €

■■■■■■■■ R5476747

6	7	877 m²	129 127 m²	717 m²
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Unique Private Estate on Istán Lake An exceptional renovation opportunity set on a private peninsula overlooking the Embalse de la Concepción, in the mountains above Marbella. Surrounded by water and nature, the estate enjoys extraordinary panoramic views across the lake and mountains, extending towards the Mediterranean, Gibraltar and North Africa on clear days. The property comprises an existing 877.67 m² villa arranged over two floors, with 717.73 m² of terraces and a 62.59 m² swimming pool. The villa sits on a 25,456.16 m² plot, forming part of an extraordinary private estate of 129,127.16 m² across seven adjoining plots. The proposed residence offers 6 bedrooms, 7 bathrooms and 2 guest toilets, together with generous living and entertaining areas, a gym, spa and extensive indoor-outdoor spaces. Large covered and open terraces take full advantage of the privileged south-west orientation and spectacular natural surroundings. One of the estate's most distinctive features is its relationship with the lake. The land extends into the reservoir to form a secluded peninsula, offering exceptional privacy and direct access to the lakeshore. A private lakeside road leads through the estate, while mature pine and palm trees, old stone walls and the dramatic surrounding landscape create the atmosphere of a private natural retreat. The estate also includes a second swimming pool located elsewhere on the land. The existing villa has a First Occupancy Licence, granted in July 1997, together with a complete licensing history. The property is offered as a full renovation opportunity, allowing the residence, installations and finishes to be comprehensively renewed and tailored to the future owner's requirements. Despite its remarkable privacy, the property is within easy reach of the coast: Puerto Banús and San Pedro de Alcántara are approximately 15 minutes away, Marbella 20 minutes and Málaga Airport around 45 minutes away. Beaches, golf courses, restaurants and the lifestyle of the Costa del Sol are therefore within easy reach, while the estate itself remains ■immersed ■in ■nature. This ■represents a ■rare ■opportunity ■to ■acquire ■not simply ■a ■villa, but ■an ■extraordinary private ■estate ■in ■one ■of the most ■dramatic ■natural ■settings ■close ■to ■Marbella.

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