



# Apartment for sale in Istán, Marbella

545,000 €

Reference: N9712 Bedrooms: 3 Bathrooms: 2 Build Size: 109m<sup>2</sup> Terrace: 41m<sup>2</sup>





## Costa del Sol, Istán

New Build Apartments Surrounded by Nature in Istán near Marbella; A Unique Residential Development in Sierra de las Nieves; Discover an exclusive new development located in the heart of the Sierra de las Nieves, at the foot of La Concha mountain, near the prestigious Sierra Blanca Country Club. This exceptional setting offers panoramic views over Marbella bay and the Istán reservoir, surrounded by protected natural landscapes, ancient forests and fresh mountain air; The project consists of 49 contemporary apartments distributed across small residential clusters that blend harmoniously into the mountainside. Designed for those seeking tranquility, privacy and a connection with nature, this development offers a truly unique lifestyle experience on the Costa del Sol; Modern Apartments with Mediterranean Charm; The residences feature 2 and 3 bedroom layouts with open plan interiors that maximize space, light and functionality. Ground floor and middle floor apartments offer spacious terraces, while penthouses include private solariums with stunning views of the sea or forest; The architecture combines modern design with natural elements, creating a warm and elegant atmosphere that integrates perfectly with the surroundings. South east orientation ensures excellent natural light throughout the day; Exclusive Community and Natural Environment; The residential complex is designed with wide internal roads, landscaped gardens, guest parking areas and scenic walking paths that wind through the natural forest. Residents can enjoy a peaceful environment while having access to a communal swimming pool surrounded by native vegetation; Istán is known as the green lung of the Costa del Sol, offering a traditional Andalusian village lifestyle with charming streets, viewpoints and local gastronomy. At the same time, it provides easy access to the vibrant lifestyle of Marbella; High Quality Features and Energy Efficiency; All homes are built with high quality materials and include air conditioning by ducts, aeration system for hot water, LED lighting package, fully fitted kitchens with appliances, lift access, and parking space with storage room. The development also includes photovoltaic solar panels for improved energy efficiency; Excellent Location and Distances; This privileged location offers both privacy and connectivity; Marbella beaches 6 km; Puerto Banus marina 6 km; Nueva Andalucia 6 km; International schools and golf courses within 10 km; Malaga Airport 65 km; Your New Home on the Costa del Sol; This development is ideal for nature lovers, investors and those seeking a peaceful yet well connected lifestyle near Marbella. Contact us today to receive more information or arrange a visit and secure your new home in Istán;



## Features:

### Features

Communal Pool

Gated

Beach: 7000 Meters

Double Bedrooms: 3

Number of Parking Spaces: 1

Parking - Space

Elevator/Lift

Location: Urbanisation

Useable Build Space: 97 Msq.

Under-Build / Basement

Terrace: 41 Msq.

Space

Near Schools

### Energy Rating

A

### CO2 Emission Rating

A