

# BULK

REAL ESTATE



## GROUND FLOOR APARTMENT IN ISTÁN

Istán

**REF# R5335933 – 415.000 €**

3  
Beds

2  
Baths

138 m<sup>2</sup>  
Built

524 m<sup>2</sup>  
Plot

Three-Bedroom Townhouse with Partial Lake and Mountain Views – A Home in Harmony with Nature

### Complex:

This residential complex consists of 58 houses set in a picturesque mountain environment with stunning lake views. The majority of homes are owned by residents of various nationalities, including English, Belgian, Finnish, German, Danish, South African, Spanish, Dutch, Italian, Swiss, and more.

### Security

There is no dedicated security service, but the area is extremely safe.

### Property Details

Living Room: Spacious and filled with natural light, featuring south- and west-facing windows.

Kitchen: Currently enclosed but can be opened to merge with the living area, creating a more open and expansive space.

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**Bedrooms:** Three bedrooms.

**Bathrooms:** Two full bathrooms plus a guest toilet.

**Outdoor Space:** A generous private garden, ideal for enjoying the fresh air, birdsong, and breathtaking natural views.

**Unparalleled Views:** A picturesque landscape with the lake as the focal point, surrounded by mountains that evoke a sense of tranquility and well-being.

**Condition of the House**

The property is in good condition and move-in ready. However, for a more spacious feel, a partial or full renovation is recommended.

**Natural Surroundings**

Located in a peaceful enclave surrounded by lush greenery, this home is perfect for those seeking a lifestyle in harmony with nature.

**Accessibility & Convenience**

The community is just a 7-minute drive from Manolo Santana Racquet Club and 10-12 minutes from Puerto Banús or Puente Romano Resort.

**Proximity to Essential Services**

Easy access to supermarkets, prestigious schools, golf and tennis clubs, and healthcare centers, all within a 7-10 minute drive.

**Hiking Trails**

Enjoy direct access to hiking trails from within the community.

**Parking**

The property does not include an assigned parking space, but free spaces are available in the communal parking area near the house.

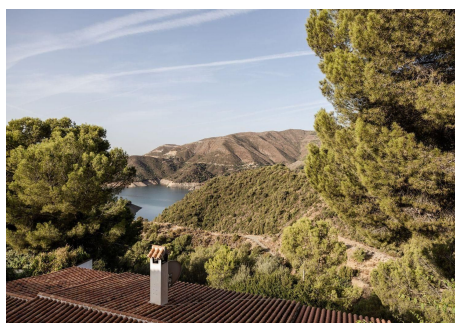
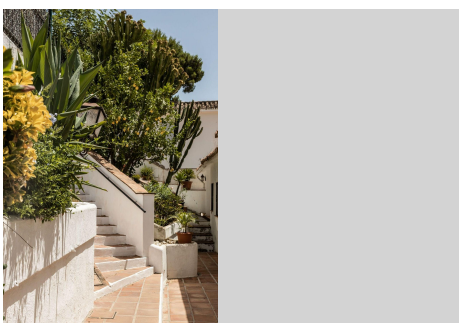
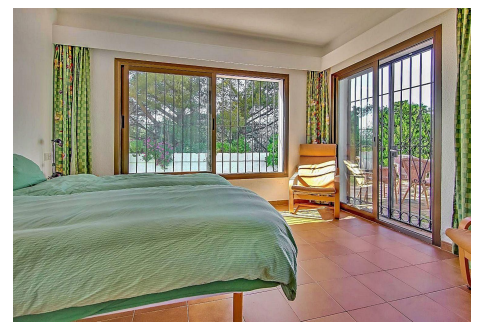
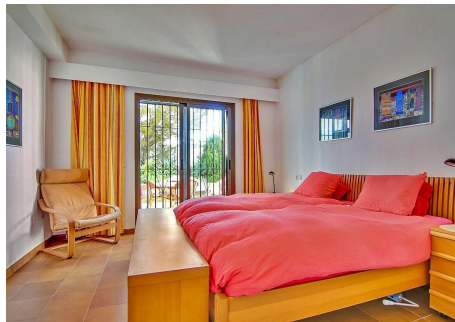
**Storage**

There is no communal storage room, but the house has a designated storage space.

**COSTS:** 150 €/month community, IBI 570€ per year.

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