HERMOSA
ANDALUCIA S.L.

EXCLUSIVE PROPERTY COLLECTION



ISTÁN · JUST MINUTES FROM MARBELLA

A private Mediterranean estate

12,755 m² LAND / 850.98 m² REGISTERED BUILD / 6 BEDROOMS

ASKING PRICE

€ 4,200,000

PRIVATE SALE PRESENTATION

01 / THE ESTATE

Space, privacy & possibility.

A striking independent residence surrounded by 12,755 m² of private grounds, a short drive from Marbella on the Costa del Sol.

The estate brings together an expansive Mediterranean home, mature gardens, a swimming pool, private tennis court and outstanding facilities for sport, relaxation and entertaining.



THE PRIVATE GROUNDS



12,755 m²
PRIVATE LAND

850.98 m²
REGISTERED BUILD

Approximately 12 minutes by car from Marbella.

ISTÁN · MÁLAGA · SPAIN

A life lived beautifully outdoors.



PRIVATE OUTDOOR POOL · 10 × 6 M

Space to unwind.

Generous terraces, landscaped paths and ornamental and fruit trees create a natural setting for open-air living.

A private tennis court and multiple outdoor entertaining areas complete the experience.



60 m²	PRIVATE	12,755 m²
OUTDOOR SWIMMING POOL	TENNIS COURT	LANDSCAPED ESTATE

03 / THE INTERIORS

Make yourself at home.

Bright reception rooms, warm finishes and inviting living areas provide generous space for family life and entertaining.

The independent kitchen and dining areas connect naturally with the surrounding terraces and gardens.

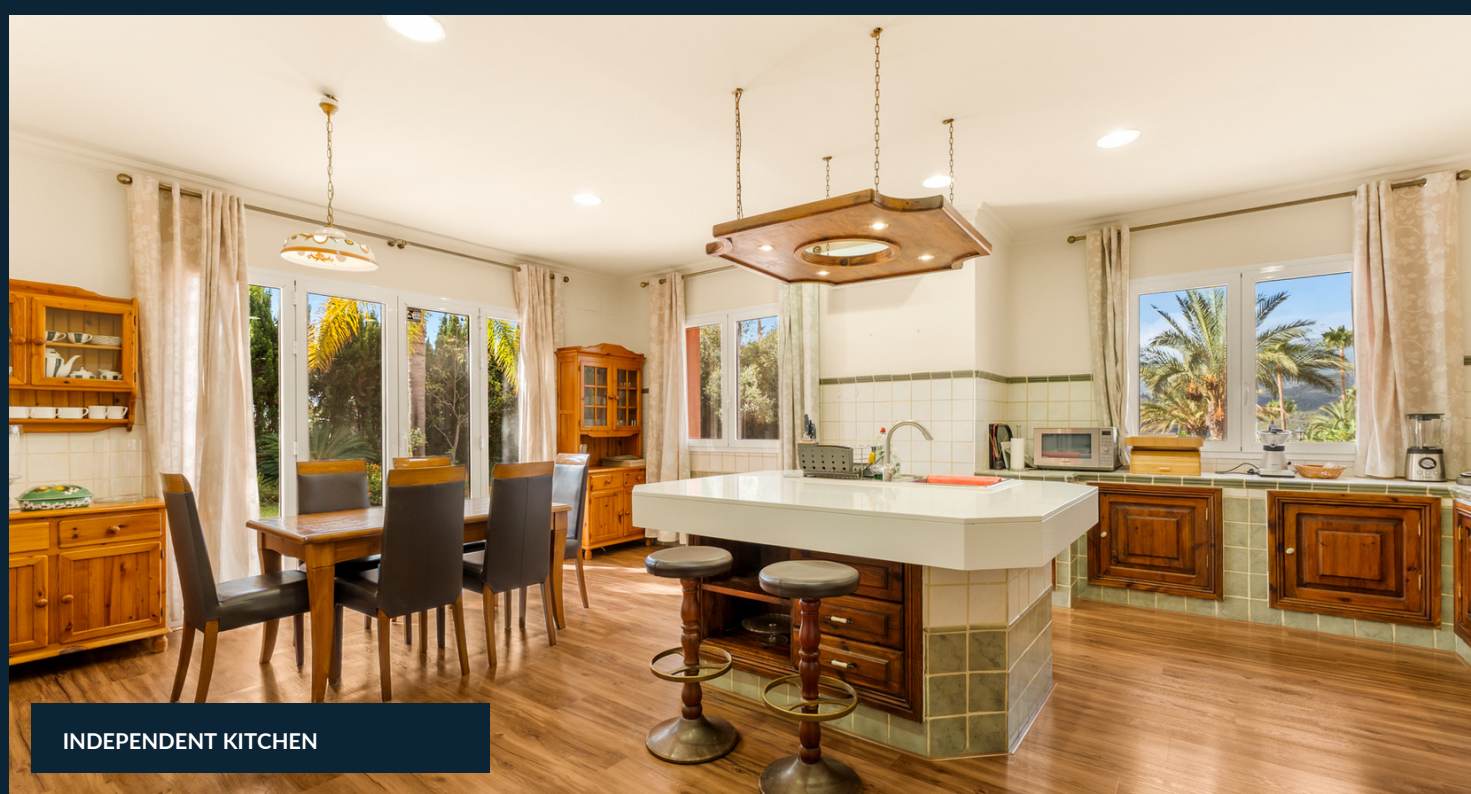
RESIDENTIAL COMFORT

THREE DISTINCT LEVELS

ISTÁN / NEAR MARBELLA



MAIN LIVING SALON



INDEPENDENT KITCHEN

Considered across three levels.

FIRST FLOOR

356.88 m² BUILT · 310.79 m² USABLE

Three bedrooms including the principal suite, spacious living and dining, independent kitchen with pantry, dressing room, two full bathrooms and a guest WC.

COVERED TERRACE 34.36 m² / PORCH 60.62 m²

GROUND FLOOR

494.10 m² BUILT · 442.83 m² USABLE

Three additional bedrooms, a substantial recreation lounge, private gym, garage, laundry and storage areas, together with four WCs.

GAMES ROOM / FITNESS / GARAGE

LOWER GROUND FLOOR

PRIVATE SPA AND WELLNESS

An additional relaxation level of approximately 120 m² with an indoor pool, Jacuzzi, dry sauna and a dedicated massage area.

INDOOR POOL / SAUNA / JACUZZI



RECREATION AND ENTERTAINING



COMFORTABLE PRIVATE ACCOMMODATION

An invitation to slow down.

INDOOR POOL / SAUNA / JACUZZI / MASSAGE



INDOOR SWIMMING POOL



DRY SAUNA



MASSAGE AND RELAXATION ROOM

06 / PHOTO JOURNAL

Architecture & arrival

The Mediterranean character of the residence



01 / THE APPROACH



02 / COURTYARD



03 / COVERED OUTDOOR TERRACE

07 / PHOTO JOURNAL

The private grounds

Garden paths, greenery and the swimming pool



01 GARDENED ESTATE FROM ABOVE



02 PALMS AND LANDSCAPED PATHS



03 OUTDOOR POOL TERRACE



04 INTIMATE GARDEN COURTYARD

08 / PHOTO JOURNAL

Living beautifully

Room to gather, dine and retreat



01 THE DINING SPACE



02 THE FAMILY KITCHEN



03 A PRINCIPAL BEDROOM



04 WALK-IN DRESSING

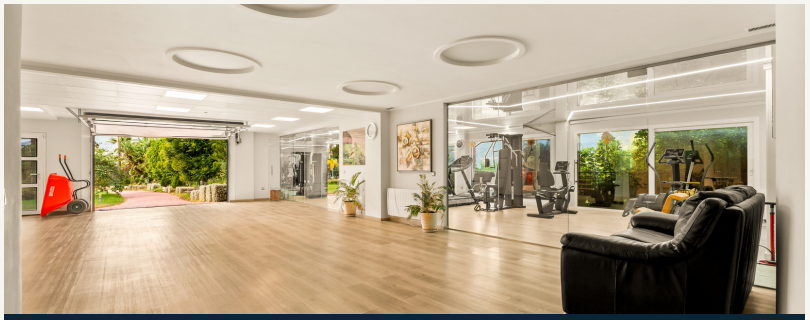
09 / PHOTO JOURNAL

Space for every pursuit

Fitness, games, wellness and practical spaces



01 DEDICATED FITNESS FACILITIES



02 MULTIPURPOSE ENTERTAINMENT SPACE



03 PRIVATE WELLNESS DETAIL



04 LAUNDRY AND SERVICE AREAS

10 / PHOTO JOURNAL

The finishing touches

An estate with space for work, rest and relaxation



01 PRIVATE JACUZZI



02 A QUIET BEDROOM



03 POOL-SIDE TERRACES



04 HOME OFFICE

HERMOSA
ANDALUCIA S.L.

PRIVATE VIEWINGS BY APPOINTMENT



Discover the estate for yourself.

ISTÁN, MÁLAGA | ASKING PRICE €4,200,000

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WATCH THE VIDEO