



## Ground Floor Apartment for sale in Marbella

499,000 €

Reference: N7571   Bedrooms: 3   Bathrooms: 2   Build Size: 109m<sup>2</sup>   Terrace: 41m<sup>2</sup>





## Costa del Sol, Istán

NEW BUILD RESIDENTIAL COMPLEX IN ISTAN, NEAR MARBELLA New Build development in the Sierra de las Nieves, close to the Sierra Blanca Country Club resort, in an area of exceptional natural beauty with hundred-year-old forests and panoramic views of Marbella Bay and the great Istán reservoir. The project includes 4 blocks of 3 floors with homes in contemporary "open plan" style but with a rustic appearance that blends into the natural surroundings. Apartments with 2 and 3 bedrooms and penthouses with a solarium, with large terraces, communal pool and gardens with autochthonous plants. The homes are delivered fully equipped, with premium brand finishings, ready to move in. They also have an underground parking space and a storeroom The new development is connected by wide roads with pavements, landscaped gardens, visitor parking and rural pathways amongst the forest areas so that you can relax in tune with nature. All the homes have unrestricted views with a south-easterly aspect towards the Marbella Bay and Gibraltar. Istan is a town of Arabic origin located in the Natural Park of Sierra de las Nieves and just 15 kilometres from the beaches of Marbella. The beauty of the surrounding nature, the passage of river Verde, its fountains and the magic of its corners make Istan be known popularly as the "Manantial (Spring) of the Costa del Sol". In addition, the proximity to Marbella allows you to combine relaxation with nightlife entertainment or golf.



Features:

**Features**  
Location: Coastal, Urbanisation  
Views: Sea  
Parking - Space  
Near schools  
Communal Pool  
Number of Parking Spaces: 1  
Useable Build Space: 95 Msq.  
Gated  
Double Bedrooms: 3  
Air Conditioning: Yes, Pre-Installed  
Terrace: 55 Msq.  
Elevator/Lift  
Beach: 7000 Meters

**Energy Rating**  
A

**CO2 Emission Rating**  
A