

## ALMAZARA HILLS, ISTAN



bedrooms **3**    bathrooms **2**    built <sub>m<sup>2</sup></sub> **108**    terrace <sub>m<sup>2</sup></sub> **119**

### CONTEMPORARY 3-BED PENTHOUSE WITH EXCEPTIONAL PANORAMIC SEA VIEWS IN ALMAZARA BOUTIQUE RESIDENCES

This outstanding 3-bedroom penthouse is located in Almazara Hills, part of the prestigious Almazara Boutique Residences nestled within the protected Sierra de las Nieves, only a short drive from Marbella, Nueva Andalucía, and the Golden Mile. Perched high on the slopes of La Concha, the property offers truly exceptional, uninterrupted panoramic sea views, as well as breathtaking vistas over the Istán reservoir and the surrounding natural park.

community **297 €**  
month

garbage --  
year

IBI --  
year

for sale **945.000 €**

Almazara Hills, Istan

## Contemporary 3-Bed Penthouse with Exceptional Panoramic Sea Views in Almazara Boutique Residences

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With sweeping views stretching from the mountains to the Mediterranean Sea, this remarkable outdoor space elevates everyday living — ideal for lounging, dining, entertaining, or watching golden sunsets in total privacy. The modern kitchen comes fully equipped with premium appliances, and the penthouse is sold fully furnished with refined, neutral décor. The master bedroom includes an en-suite bathroom and direct terrace access, allowing you to wake each day to spectacular sea views. In a secure gated community, residents enjoy landscaped gardens and a peaceful communal pool surrounded by nature.

The development is known for its harmony with the environment, blending contemporary architecture with natural materials that integrate beautifully into the hillside. Its privileged position offers a rare balance between tranquility and convenience — immersed in nature yet only minutes from Marbella's beaches, golf courses, international schools, fine dining, and marinas. This penthouse is an exceptional choice whether as a permanent home, holiday retreat, or investment in a highly desirable area of the Costa del Sol.

Reference	145371	Beds	3	Built m <sup>2</sup>	108
Type	Penthouse	Baths	2	Interior m <sup>2</sup>	---
Location	Almazara Hills, Istan	En-suite Baths	---	Terrace m <sup>2</sup>	119
		Guest Toilets	---	Plot m <sup>2</sup>	---
		Pax	---		
Pool	Communal	Community	297 € / month	Levels	---
Garden	No	Garbage	---	Floor	1
Garage	Communal	IBI	---	Orientation	South/East
Parking slots	2	Construct Year	2024	EPC	A 14 kWh/m <sup>2</sup>
		Renovation year	---		A 2 KgCO <sub>2</sub> /m <sup>2</sup>

For sale  
**945.000 €**

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.















