

## Sales - House - Coín

# 459.000€

Coín

House

IBI: 948 EUR / year

Rubbish: 227 EUR / year



2



2.5



200 m2



594 m2

Discover a slice of paradise with this exquisite, detached villa, perfectly positioned on the edge of a quiet urbanisation, offering lovely views over the picturesque countryside and majestic mountains beyond. Built with quality and comfort in mind, this three-story home combines elegance with everyday functionality. Located just a 5-minute drive to the lively town of Coín, with easy access to the highway to Marbella, Malaga, both of which are less than 30 minutes away. On the ground floor, a generous 50m<sup>2</sup> storeroom and utility area provide ample space for storage and utility needs. Ascend to the first floor, where the main entrance opens to a welcoming hall complete with a WC and cloakroom. From here, step into the heart of the home—a beautifully designed open-plan living area. This space includes a welcoming living room with a fireplace, a stylish dining area, and a fully fitted modern kitchen. This floor seamlessly connects indoor and outdoor spaces, with doors opening to covered terraces perfect for al fresco dining or lounging while overlooking the landscaped garden and sparkling pool. Also on this level, guests will enjoy a comfortable bedroom with a fitted wardrobe and a private en-suite bathroom. The top floor is dedicated to the expansive master suite, a tranquil sanctuary with fitted wardrobes, a cosy seating area, and a large private balcony with a charming pergola; an ideal spot to savour the views. The en-suite bathroom offers a spa-like experience, adding to the luxurious ambiance. The home is thoughtfully equipped with air-conditioning, double glazing, and a beautifully maintained garden, offering year-round comfort and efficiency. This villa embodies a refined lifestyle, perfectly balancing luxury, privacy, and natural beauty, making it an exceptional choice for your new home.

### Setting

- ✓ Urbanisation

### Climate Control

- ✓ Air Conditioning
- ✓ Fireplace

### Kitchen

- ✓ Fully Fitted

### Utilities

- ✓ Electricity
- ✓ Drinkable Water

### Orientation

- ✓ South

### Views

- ✓ Mountain

### Garden

- ✓ Private
- ✓ Easy Maintenance

### Category

- ✓ Resale

### Condition

- ✓ Excellent

### Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Double Glazing

### Security

- ✓ Entry Phone

### Pool

- ✓ Private

### Furniture

- ✓ Optional

### Parking

- ✓ Open
- ✓ Street
- ✓ More Than One
- ✓ Private































**BASEMENT**  
*Sótano*

**GROUND FLOOR**  
*Planta Baja*

**TOP FLOOR**  
*Planta A*



This is a representation of the layout of the property and it is not to scale.  
*Esta es una representación de la distribución de la propiedad y no está a escala.*