

**Ref.-ID: MIBGR4322728**

**Coín**

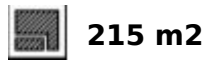
**House**



**3**



**2**



**215 m2**



**609 m2**

Connect with nature in these beautiful 3-storey villas on the outskirts of Coín. The large floor to ceiling window on the ground floor provides so much light that you could easily forget if you are inside or out, in the living room or on the terrace. It is a feeling of total continuity. In every space of the home, you can feel the connection with the natural environment, the garden, the terrace, the landscape, whilst taking in the breathtaking views. The design is inspired by the transparent waters of a crystalline river and helps you appreciate the beauty and the connection with the natural environment in every corner of the home. Its cubic and modular shape provides large open spaces that help you lead a comfortable and relaxed life. The Basement level provides both vehicle and pedestrian access to the house, parking area, machine room and the lift (elevator). The Ground Floor has the living room, kitchen-diner, and guest WC, plus a covered terrace and swimming pool outside. The Top Floor is where the bedrooms are, all with fitted wardrobes. The main bedroom has an ensuite bathroom, dressing room and covered terrace. The other two bedrooms have fitted wardrobes and a covered terrace with access to a shared bathroom. The garden will be landscaped with decorative plants, further adding to the appeal of the property. The design of the villa will be adjusted to the client's taste. The location of the property can be chosen from the amongst the currently available plots and the house fixtures can be chosen from one of three different standard packages, though this can also be personalised according to the client's preference.

**Setting**

- ✓ Close To Shops
- ✓ Close To Town

**Climate Control**

- ✓ Air Conditioning

**Kitchen**

- ✓ Fully Fitted

**Category**

- ✓ Off Plan

**Orientation**

- ✓ South

**Views**

- ✓ Mountain
- ✓ Country
- ✓ Urban
- ✓ Street

**Garden**

- ✓ Private
- ✓ Landscaped
- ✓ Easy Maintenance

**Condition**

- ✓ Excellent

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom

**Parking**

- ✓ Garage
- ✓ Street
- ✓ Private

**Pool**

- ✓ Private

**Furniture**

- ✓ Optional

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water

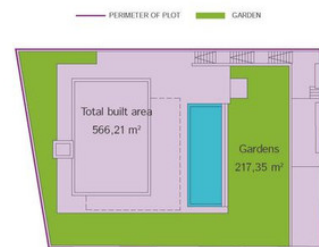
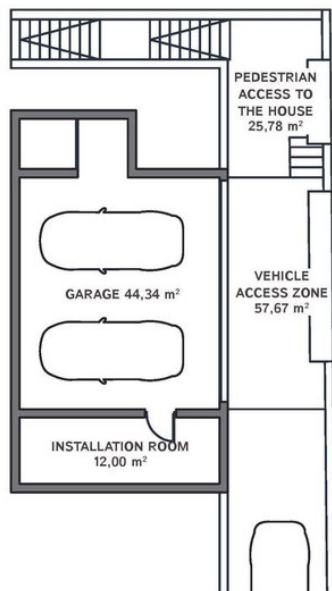








## BASEMENT

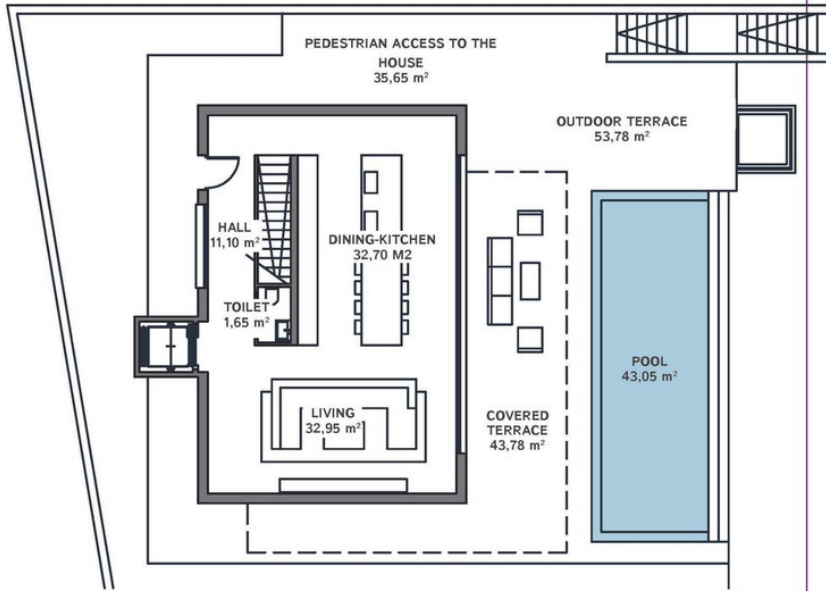


### GENERAL:

Plot	600,00 m <sup>2</sup>
Useful area	215,75 m <sup>2</sup>
Constructed area	265,42 m <sup>2</sup>
Total built area	566,21 m <sup>2</sup>
Gardens	217,35 m <sup>2</sup>
Pool	36,75 m <sup>2</sup>
Access ways	141,71 m <sup>2</sup>
Outdoor terraces	55,78 m <sup>2</sup>
Covered Parking Spaces	2 ud
Uncovered Parking Spaces	1 ud

The information contained in this document is for guidance only and has no contractual value.

**GROUND FLOOR**

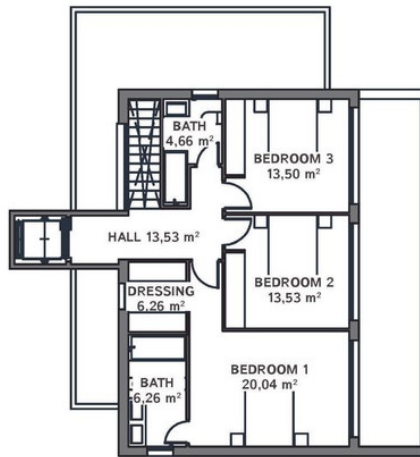


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**TOP FLOOR**






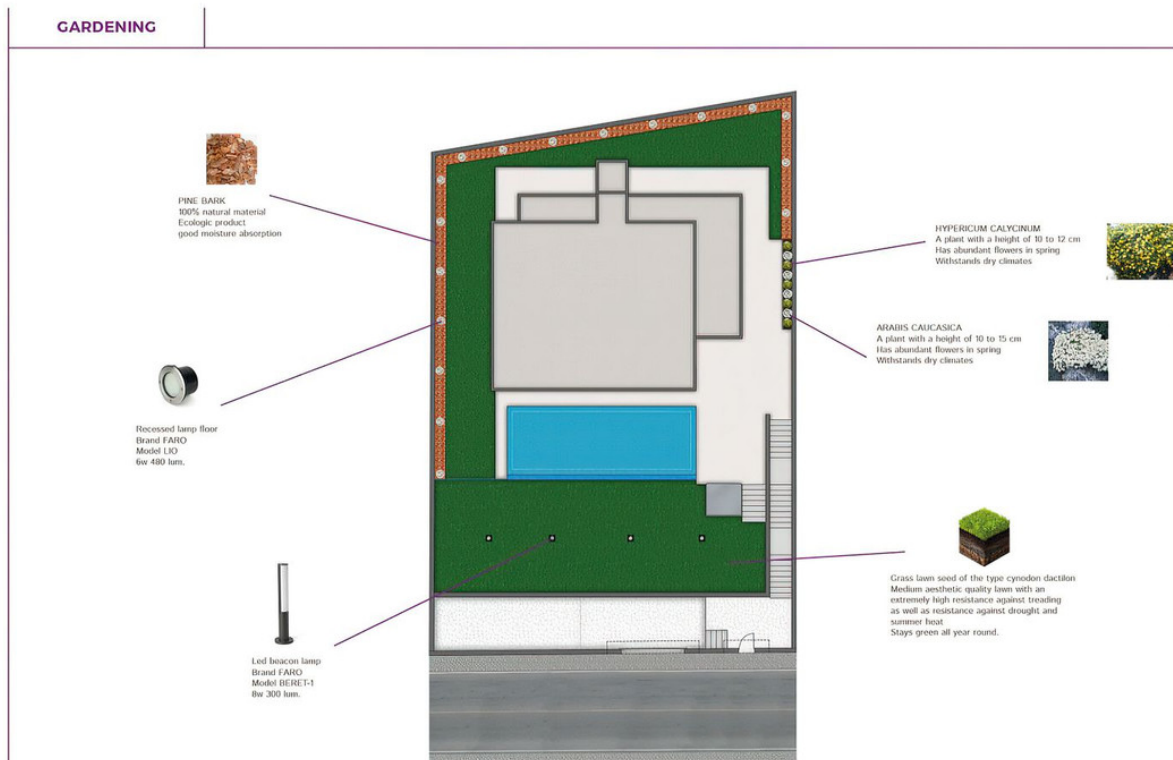
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OUTDOOR AND INDOOR LIGHTING		GOLD PLUS			
LIVING ROOM AND BEDROOMS	HALL AND STEPS	KITCHENS, BATHROOMS AND TOILETS	TERRACES	ACCESS AND OUTDOORS	OTHER ROOMS
 <p>Recessed lamp ceiling Brand FARO Model HYDE 8w 500 lum.</p>  <p>Recessed lamp ceiling Brand FARO Model HYDE 8w 500 lum.</p> <p>Ceiling: Monochrome LED strip housed in the aluminum profile 1200 lm</p>  <p>Emergency lamp Brand DAISALUX Model ZINER</p>	 <p>Recessed lamp ceiling Brand FARO Model HYDE 8w 500 lum.</p>  <p>Wall lamp Brand FARO Model COTTON 9w 900 lum.</p> <p>Emergency lamp Brand DAISALUX Model ZINER</p>	 <p><b>Kitchen and Bath:</b> Ceiling lamp Brand MANTRA Model SAONA 24w 2040 lum.</p>  <p><b>Toilet:</b> Recessed lamp ceiling Brand FARO Model HYDE 8w 500 lum.</p>  <p>Emergency lamp Brand DAISALUX Model ZINER</p>	 <p>Wall lamp Brand MANTRA Model KANDANCHU 24w 780 lum.</p>  <p>Ceiling: Monochrome LED strip housed in the aluminum profile 1200 lm</p>	 <p>Wall: Recessed lamp wall Brand MANTRA Model BAKER-R 6w 400 lum.</p>  <p>stair: Recessed lamp wall Brand FARO Model SEDNA-2 3w 93 lum.</p>	 <p>Ceiling lamp Brand SULLION Model OUTDOOR 30w 2400 lum.</p>  <p>Ceiling lamp Brand SCHULLER Model ARIAN 7L</p>  <p>Emergency lamp Brand LEGRAND Models B65LED and URA21</p>



KITCHENS



Sink  
Brand BLANCO  
Model 500-U



Kitchen Taps  
Brand LINUS-S  
Model BLANCO



Induction hob  
Brand FAGOR  
Model 3IF-33AS



Built-in Pyrolytic oven  
Brand FAGOR  
Model 8H-790ADTCN



Built-in Microwave  
Brand FAGOR  
Model 3MWB-25BTCGN



Built-in Fridge-freezer  
Brand FAGOR  
Model 3FIC-5550



Built-in hood  
Brand FABER  
Model IN-NOVA SMART X A90



Built-in washer dryer  
Brand SIEMENS  
Model WK12D322ES  
7/4 Kg 1200 rpm



Built-in dishwasher  
Brand FAGOR  
Model 3LWF-624-IIT  
12 dish sets

GARDENING

Feeling the aroma and color of a flower every dawn is joy, love, pleasure.

In Villas A La Carta we have designed the gardening with the necessary amount of love to achieve the beauty, joy and pleasure of nature in our living space. Plants, shrubs and trees have been selected to grant each villa the equilibrium and harmony it deserves. Flowers are beautiful, aromatic and lively, for this reason we have selected different plants to bring the joy of flowers to each season of the year.

ILLUMINATION AND IRRIGATION



LED beacon lamp  
Brand FARO  
Model BERE T-1  
8w 300 lum.



Recessed lamp floor  
Brand FARO  
Model LID  
6w 480 lum.



Rotary sprinklers ( 30 cm )  
Brand Hunter  
Model PGI-04  
Radius 4,3 to 11,6 mts.



Irrigation controller  
Brand RAAB 8880  
Model ESP-TM2-G  
Station models 6  
12 Start time.

VEGETATION



Grass:  
Grass lawn seed of the type cynodon dactylon  
Medium aesthetic quality lawn with an extremely high resistance against treading as well as resistance against drought and summer heat  
Stays green all year round.



Garden raised:  
ARABIS CAUCASICA  
A plant with a height of 10 to 15 cm  
Has abundant flowers in spring  
Withstands dry climates.



Garden raised:  
HYPERICUM CALYCEUM  
A plant with a height of 10 to 12 cm  
Has abundant flowers in spring  
Withstands dry climates.



Decorations:  
PINE BARK  
100% natural material  
Ecologic product  
good moisture absorption

Channeling of conduits for irrigation of green zones is made as of GOLD PLUS, and also the electrical installation that powers the electro-valves and different lamps to be placed . In Basic Gold the only work to be done would be preparation of the ground with extra earth being provided.

