

**Ref.-ID: MIBGR4322728**

**Coín**

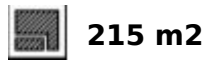
**Casa**



**3**



**2**



**215 m2**



**609 m2**

Conecte con la naturaleza en estos preciosos chalets de 3 plantas a las afueras de Coín. Su gran ventanal de suelo a techo, en planta baja, te hace confundir el lugar en el que estas; no se sabe si estás dentro o fuera, si estás en el salón o la terraza, porque es una sensación de continuidad total. En cada espacio se siente la conexión con el entorno natural, el jardín, la terraza, el paisaje y, al mismo tiempo, el valle luminoso que te observa y al que tú también puedes mirar. Su diseño está inspirado en la transparencia de un río cristalino, que te hace percibir en cada instante la belleza y conexión con el entorno natural. Con su forma cúbica y modular, conseguimos grandes espacios abiertos que nos permiten vivir con relajación y comodidad. El Sótano se distribuye en: zona de acceso de vehículos y peatonal a la vivienda, zona de aparcamiento, cuarto de instalaciones y ascensor. La Planta Baja se distribuye en: salón, cocina-comedor, aseo, terraza cubierta y piscina. La Planta Alta se distribuye en: Dormitorio 1 con baño ensuite, vestidor y terraza cubierta; Dormitorio 2 armario y terraza cubierta; Dormitorio 3 con armario y terraza cubierta; Baño común. El jardín se ha diseñado con árboles y plantas decorativas en la zona de la parcela que no se ha construido. El diseño del chalet se ajustará a gusto del cliente; la ubicación y su construcción se realizará en el lugar y parcela escogida por el cliente y, los elementos de calidad serán elegidos por el cliente.

**Posición**

- ✓ Cerca de Tiendas
- ✓ Cerca de Ciudad

**Climatización**

- ✓ Aire Acondicionado

**Cocina**

- ✓ Equipada

**Categoría**

- ✓ Pre-construcción

**Orientación**

- ✓ Sur

**Vistas**

- ✓ Montaña
- ✓ Campo
- ✓ Urbanas
- ✓ Calle

**Jardín**

- ✓ Privado
- ✓ Paisajista
- ✓ Mantenimiento fácil

**Estado**

- ✓ Excelente

**Características**

- ✓ Terraza Cubierta
- ✓ Ascensor
- ✓ Armarios Empotrados
- ✓ Cerca de Transporte
- ✓ Terraza Privada
- ✓ Trastero
- ✓ Lavadero
- ✓ Baño En-Suite

**Aparcamiento**

- ✓ Garaje
- ✓ Calle
- ✓ Privado

**Piscina**

- ✓ Privada

**Muebles**

- ✓ Opcionales

**Servicios Públicos**

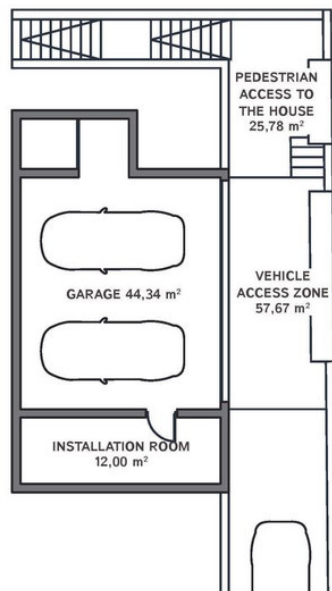
- ✓ Electricidad
- ✓ Agua Potable







## BASEMENT

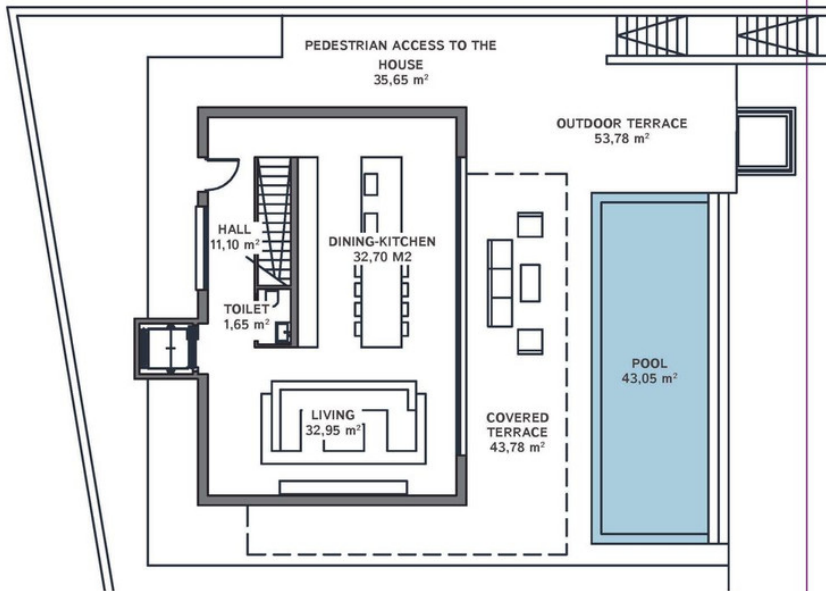


### GENERAL:

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

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**GROUND FLOOR**

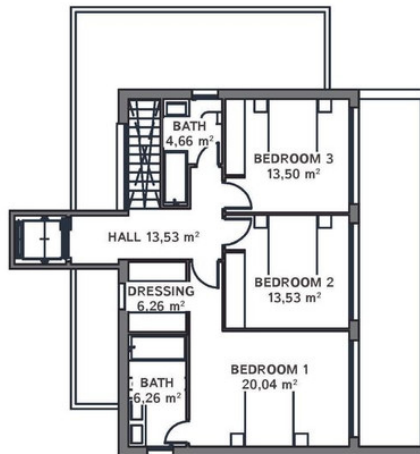


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**TOP FLOOR**

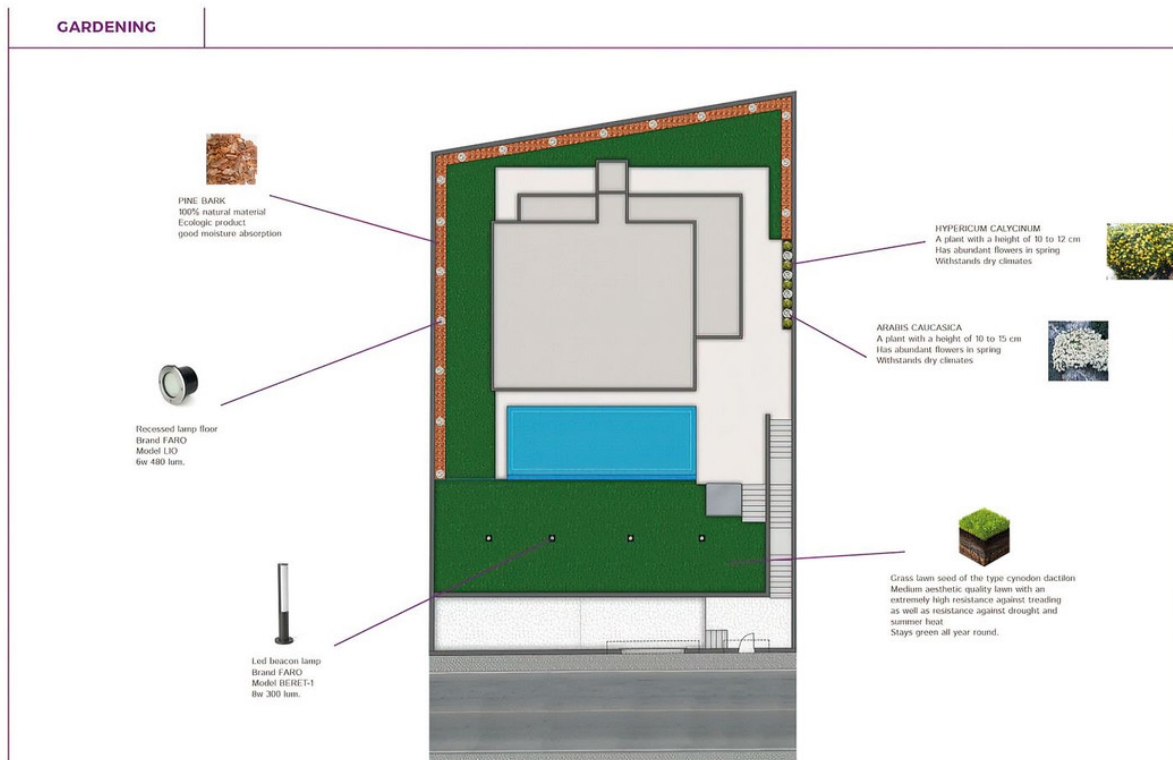


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OUTDOOR AND INDOOR LIGHTING		GOLD PLUS			
LIVING ROOM AND BEDROOMS	HALL AND STEPS	KITCHENS, BATHROOMS AND TOILETS	TERRACES	ACCESS AND OUTDOORS	OTHER ROOMS
 <p>Recessed lamp ceiling Brand FARO Model HYDE 8w 500 lum.</p>  <p>Recessed lamp ceiling Brand 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.

