



**Sales - House - Coín
595.000€**

**www.mibgroup.es
+34 662 58 96 58
info@mibgroup.es**



Ref.-ID: MIBGR5265688

Coín

Community: 480 EUR / year

IBI: 1,034 EUR / year



4



3



417 m²

House



610 m²

Nestled in the sought-after Sierra Gorda on the outskirts of Coín, this impressive villa offers the perfect combination of tranquility, comfort, and accessibility. Just a short drive from Málaga, the Costa del Sol, and the town of Coín with its excellent shopping facilities, the property benefits from superb connections while enjoying a peaceful residential street. Set within a well-serviced urbanisation, everything you need is within walking distance: two supermarkets, a local restaurant, and good bus connections. Nearby, you'll also find schools and recreational facilities, including paddle tennis. This generous villa features 4 bedrooms and 3 bathrooms, including an en suite with a jacuzzi bath. The interiors are finished with neutral décor and marble flooring throughout, fitted wardrobes, and dual-zone air conditioning for year-round comfort. The modern kitchen provides direct access to a covered terrace, ideal for al fresco dining, while the spacious living room is flooded with natural light, creating a warm and inviting atmosphere. Multiple terraces and a west-facing aspect ensure you can enjoy stunning, far-reaching views and unforgettable sunsets. The property also boasts a private pool, utility room, store room, and ample parking both in the large garage and on the street. Additional benefits include cable broadband access, community water supply, and very affordable community fees of just €40 per month. With its combination of luxury, practicality, and unbeatable location, this villa represents an exceptional opportunity to enjoy the best of Coín and the Costa del Sol. The Listing agent for itself and as agent for the vendor gives notice that: 1. These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract. 2. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. 3. All statements in these particulars are made without responsibility on the part of Listing agent or the vendor. 4. No statement in these particulars is to be relied upon as a statement or representation of fact. 5. Neither Listing agent nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection. 8. No assumption should be made in respect of parts of the property not shown in photographs. 9. Any areas, measurements or distances are only approximate. 10. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11. Amounts quoted are exclusive of Tax if applicable.

Setting	Orientation	Condition	Pool	Climate Control	Views
<input checked="" type="checkbox"/> Close To Shops <input checked="" type="checkbox"/> Close To Town <input checked="" type="checkbox"/> Urbanisation	<input checked="" type="checkbox"/> West	<input checked="" type="checkbox"/> Good	<input checked="" type="checkbox"/> Private	<input checked="" type="checkbox"/> Air Conditioning <input checked="" type="checkbox"/> Fireplace	<input checked="" type="checkbox"/> Mountain <input checked="" type="checkbox"/> Country <input checked="" type="checkbox"/> Garden <input checked="" type="checkbox"/> Pool
Features	Furniture	Kitchen	Garden	Parking	Utilities
<input checked="" type="checkbox"/> Covered Terrace <input checked="" type="checkbox"/> Fitted Wardrobes <input checked="" type="checkbox"/> Near Transport <input checked="" type="checkbox"/> Private Terrace <input checked="" type="checkbox"/> WiFi <input checked="" type="checkbox"/> Paddle Tennis <input checked="" type="checkbox"/> Storage Room <input checked="" type="checkbox"/> Utility Room <input checked="" type="checkbox"/> Ensuite Bathroom <input checked="" type="checkbox"/> Marble Flooring <input checked="" type="checkbox"/> Jacuzzi <input checked="" type="checkbox"/> Restaurant On Site <input checked="" type="checkbox"/> Basement	<input checked="" type="checkbox"/> Optional	<input checked="" type="checkbox"/> Fully Fitted	<input checked="" type="checkbox"/> Private <input checked="" type="checkbox"/> Easy Maintenance	<input checked="" type="checkbox"/> Garage <input checked="" type="checkbox"/> Street <input checked="" type="checkbox"/> Private	<input checked="" type="checkbox"/> Electricity
Category					
<input checked="" type="checkbox"/> Resale					