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Sales - House - Coín

1.600.000€

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Ref.-ID: MIBGR5487454 **Coín** **House**

IBI: 947 EUR / year **Rubbish: 49 EUR / year** **6** **4** **527 m2**

A newly built detached villa, completed in 2026, in the Sierra Chica development in Coín. It sits on a 3,758 m² plot with open views of the mountains and the valley. The house has 290 m² built, and the full construction totals 527 m². The ground floor has the entrance hall, a 46 m² living room, a 31 m² kitchen-dining room, a study, a guest toilet, a laundry room and a storeroom. Large sliding glass doors lead from the living and dining areas to the porches and the pool. The first floor has four bedrooms, including a 22 m² bedroom with a walk-in wardrobe, two full bathrooms and a terrace. The basement has a 71 m² gym that opens directly onto the pool area, a games room, a bathroom, a storage room and a utility room. Features: energy rating A, underfloor heating, central air conditioning, large-format porcelain floors and black aluminium double-glazed windows. Outside there is a private pool with a 50 m² water surface and Roman steps, a 45 m² covered barbecue area, an outdoor toilet, a 38 m² closed garage, a water tank and automatic irrigation. The plot is fenced, with a motorised entrance gate and ample parking space. Sierra Chica is a low-density residential development in the municipality of Coín, with direct access to the A-355 road. Coín town centre, with shops, schools and services, is 5 minutes away. Marbella is 30 minutes away, Fuengirola and the coast 25 minutes, and Málaga Airport about 35 minutes. The Abbreviated Information Document (DIA) is available on request. Additional costs: taxes (Transfer Tax – ITP, or VAT + Stamp Duty – AJD), notary and Land Registry fees are not included in the price.

Setting
- ✔ Close To Town

Condition
- ✔ New Construction

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning
- ✔ Central Heating

Views
- ✔ Mountain Views

Features
- ✔ Fitted Wardrobes
- ✔ Solarium
- ✔ Gym
- ✔ Guest House
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Barbeque
- ✔ Double Glazing
- ✔ Basement

Furniture
- ✔ Not Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Parking
- ✔ Garage
- ✔ Covered Parking

Utilities
- ✔ Electricity

Category
- ✔ Luxury