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Sales - House - Coín

549.000€

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Ref.-ID: MIBGR5520049 **Coín** **House**

Community: 396 EUR / year **IBI: 974 EUR / year** **Rubbish: 228 EUR / year** **3** **2** **212 m2** **675 m2**

Exclusive Designer Villa in Coín – Fully Furnished, with LPO Licence, Heated Pool and Stunning Terraces Mediterranean luxury meets modern design a villa that will captivate you from the very first moment! This beautiful, fully furnished villa in Coín combines stylish living, modern comfort and an exceptional outdoor area that leaves nothing to be desired. With its south-facing orientation, heatable swimming pool, two spacious covered terraces and LPO licence, this property offers everything that makes life on the Costa del Sol so special. Set on a fully fenced plot of 675 m², the villa offers 136 m² of living space and a total built area of 216 m², including the terraces. The villa features three beautifully designed bedrooms and two modern bathrooms, one of which is en-suite. The second bathroom stands out with its stunning contemporary design and elegant bathtub. The stylish living room, featuring a cosy fireplace and a beautiful dining area, creates a warm and welcoming atmosphere. The modern, tastefully designed kitchen perfectly complements the elegant interior. Air conditioning providing both heating and cooling in the living room and all three bedrooms ensures year-round comfort. The property is sold fully furnished – simply move in and start enjoying the Mediterranean lifestyle! The true highlight of this villa is undoubtedly its spectacular outdoor area a private oasis that brings the feeling of being on holiday right to your doorstep. Two beautiful covered terraces, offering approximately 80 m² in total, provide wonderful spaces for relaxation and outdoor living. The terrace at the entrance is the perfect place to enjoy the beautiful evening sunshine, while the second terrace, located directly beside the pool, features a stylish outdoor kitchen and inviting bar area – ideal for entertaining guests, enjoying al fresco dining and creating unforgettable summer memories. A magnificent 42.38 m² swimming pool, which can be heated, completes this private Mediterranean paradise. Additional features include a convenient outdoor toilet, a storage room and a covered parking space. The fully fenced plot offers privacy and a pleasant living environment. The property benefits from mains water supply as well as additional water storage tanks with a total capacity of 12,000 litres (10,000 litres and 2 × 1,000 litres). Easy access via an asphalted road, convenient connections to the main road and a nearby bus stop make the property easily accessible. The location is another fantastic advantage: Despite its peaceful surroundings, the vibrant city of Málaga is only approximately 25 minutes away by car, while glamorous Marbella can be reached in around 30 minutes. Málaga-Costa del Sol International Airport is also within easy reach, making this an ideal location for those who value excellent international connections. Another important benefit is the property's LPO licence (Licencia de Primera Ocupación – First Occupation Licence). Modern design, fully furnished interiors, a beautiful swimming pool, two stunning covered terraces and excellent connections to Málaga, Marbella and the airport – this villa offers everything you could wish for in a Mediterranean home. Move in, relax and embrace the wonderful lifestyle of the Costa del Sol! Let this exceptional property capture your heart – contact us today to arrange your private viewing!

Setting
- Country
- Village

Orientation
- South Facing

Condition
- Excellent Condition

Pool
- Private Pool
- Heated Pool

Climate Control
- Air Conditioning
- Fireplace

Views
- Mountain Views
- Country Views
- Panoramic Views
- Pool Views
- Courtyard Views

Features
- Covered Terrace
- Private Terrace
- Jacuzzi
- Double Glazing

Furniture
- Fully Furnished

Kitchen
- Fully Fitted Kitchen

Garden
- Private Garden
- Easy Maintenance Garden

Security
- Gated Complex
- Alarm System

Parking
- Covered Parking
- Private Parking

Utilities
- Electricity
- Drinkable Water

Category
- Bargain
- Resale