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Sales - House - Coín

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Ref.-ID: MIBGR5545108 **Coín** **House**

4 **3** **213 m2** **419 m2**

An exceptional opportunity to purchase a stunning, architecturally designed contemporary villa, built in 2018 and situated within the ever-popular Sierra Chica urbanisation on the outskirts of Coín. Beautifully presented and lovingly maintained by its current owners, this impressive residence offers a wonderful combination of modern design, generous living spaces and an abundance of natural light. Finished to a high standard throughout, the property has a fresh, clean and contemporary feel, with some particularly striking architectural features. The main living accommodation comprises four bedrooms and three bathrooms, together with a separate modern kitchen and an impressive open-plan living and dining area. One of the property's standout features is the spectacular triple-height ceiling within the living space, creating a wonderful sense of volume, space and light. Large windows allow natural light to flood the interior, with selected glazing tinted to help minimise solar heat during the warmer months. The living area opens directly onto a beautiful outdoor seating terrace overlooking the swimming pool, providing the perfect setting for relaxing, entertaining and enjoying the Andalusian climate. The master bedroom is particularly impressive, featuring an en-suite bathroom and a separate dressing area positioned on an elevated level overlooking the living space below, adding to the property's unique architectural character. In addition to the main accommodation, the villa benefits from a useful semi-basement room beneath the house, currently utilised as a utility and storage area, but offering excellent potential for alternative uses such as a home gym, hobby room or additional storage. Outside, the property occupies a manageable 419m² plot, designed for relatively low-maintenance living. The villa sits slightly elevated above street level, accessed via electric gates, and benefits from a carport and additional off-street parking. The upper floor also enjoys attractive open views across the surrounding area. Location is another major advantage. Sierra Chica is a highly sought-after residential urbanisation on the edge of Coín, conveniently positioned towards the Cártama and Málaga side of town, directly opposite La Trocha shopping centre. A selection of cafés, bars, restaurants and everyday amenities are within easy reach, with some accessible on foot. There are also several good schools nearby, making this an excellent location for families. Málaga city and international airport are approximately 30 minutes away by car, while Marbella and the beaches of the Costa del Sol can also be reached in around 30 minutes. With a total constructed area of 213m², this is a distinctive modern residence offering contemporary architecture, impressive interior spaces and a convenient location within easy reach of the coast, Málaga and the wider Guadalhorce Valley. A beautifully maintained and genuinely individual home, ideal for buyers seeking modern living, architectural character and everyday convenience. The Listing agent for itself and as agent for the vendor gives notice that: 1. The details relating to the property offered above are intended only as a general guide for prospective buyers and do not constitute, in whole or in part, an offer or contract. The information is provided for guidance purposes only and does not form part of any contractual agreement. 2. Every effort has been made to ensure that the information contained in this advertisement is accurate and as reliable as possible. However, the details may be subject to errors, omissions, changes, availability or withdrawal without prior notice. 3. Any prospective buyer should satisfy themselves as to the accuracy of each statement by carrying out their own inspections, searches, enquiries and surveys, either personally or through a legal representative. 4. All statements are made without responsibility on the part of the estate agent or the vendor. 5. None of the statements contained herein should be relied upon as statements or representations of fact. 6. Neither the estate agent nor any person employed by or acting on behalf of the estate agent has authority to make any representation or warranty whatsoever in relation to this property. 7. Nothing contained in these particulars shall be deemed to be a statement that the property is in good repair or condition, or that any services, systems or appliances are in working order. 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These may include Value Added Tax (VAT at 10% or 21%) or Property Transfer Tax (ITP at 7%), depending on the nature of the transaction, as well as Stamp Duty (AJD at 1.2%), Notary fees, Land Registry fees and any legal representation costs. 12. Ageny fees are included in the sale price.

Setting	Orientation	Pool	Climate Control
✔ Town	✔ South Facing	✔ Private Pool	✔ Air Conditioning