

**Ref.-ID: MIBGR5159266**

**Coín**

**House**

**Community: 252 EUR / year**

**IBI: 1,004 EUR / year**

**Rubbish: 233 EUR / year**



This impressive 4-bedroom, 4-bathroom detached villa is set in a quiet and popular urbanisation just 5 minutes from Coín, and less than 30 minutes from the beaches of La Cala de Mijas and Marbella, this villa offers space, comfort, and a prime location. Designed across three levels, the property provides flexible living options, with the ground floor housing a garage, storage, and shower room that could easily be converted into a self-contained apartment for guests, extended family, or rental income. The main floor is bright and inviting, with a spacious living room-diner featuring a cosy fireplace. From here, doors lead directly onto a fabulous terrace that overlooks the pool and gardens, an ideal setting for al fresco dining or simply relaxing in the sun. The fully fitted modern kitchen is both stylish and practical, while this floor also includes a guest WC and a comfortable bedroom with its own ensuite bathroom, perfect for visitors or family members who prefer single-level living. Upstairs, the generous master suite boasts a private balcony with stunning open views, along with its own ensuite bathroom. A further double bedroom and a sleek family shower room complete this level. The top floor is home to the fourth bedroom, offering a sense of privacy and breathtaking panoramic vistas across the surrounding countryside. The outdoor space is just as appealing as the interior. The well-maintained garden features multiple seating areas where you can enjoy the sunshine throughout the day, while the private pool and surrounding terraces provide the perfect spot to cool off and entertain friends and family.

**Setting**

- ✓ Close To Town
- ✓ Urbanisation

**Climate Control**

- ✓ Air Conditioning

**Kitchen**

- ✓ Fully Fitted

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water

**Orientation**

- ✓ South

**Views**

- ✓ Country
- ✓ Garden
- ✓ Urban

**Garden**

- ✓ Private

**Category**

- ✓ Resale

**Condition**

- ✓ Good

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Double Glazing

**Security**

- ✓ Gated Complex

**Pool**

- ✓ Private

**Furniture**

- ✓ Optional

**Parking**

- ✓ Garage
- ✓ Open
- ✓ Street
- ✓ More Than One
- ✓ Private

































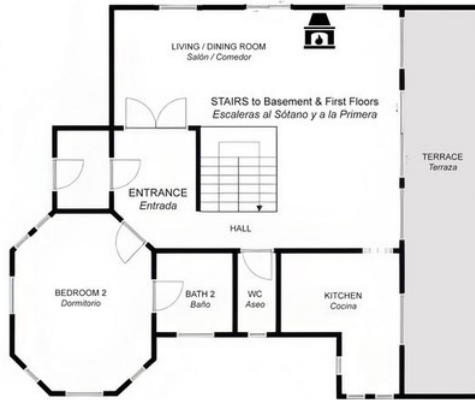




**BASEMENT**  
*Sótano*



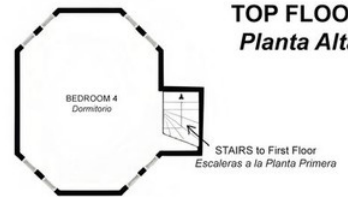
**GROUND FLOOR**  
*Planta Baja*



**FIRST FLOOR**  
*Planta Primera*



**TOP FLOOR**  
*Planta Alta*



This is a representation of the layout of the property and it is not to scale.  
**Esta es una representación de la distribución de la propiedad y no está a escala.**