



Sales - House - Coín
495.000€

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Community: 456 EUR / year

 3

 2

 287 m2

 432 m2

House in Sierra Chica, Coín – Views of the Guadalhorce Valley Overview Magnificent property for sale in the sought-after Sierra Chica urbanization (Calle Minerva, Coín), with spectacular views of the Guadalhorce Valley and the La Trocha Shopping Center. A property that combines spaciousness, comfort and privileged location, just a stone's throw from shops, services and excellent access. --- Housing Distribution Ground floor • Two spacious bedrooms with fitted wardrobes. • Bathroom. • Living room with direct access to the terrace and equipped with fireplace with pellet stove, which efficiently heats the entire area. • A good sized separate kitchen, with space for dining room. First Floor • Very spacious master bedroom, with built-in wardrobes in a classic style. • En-suite bathroom, with separate bathtub and shower. • Large private terrace with panoramic views of the Guadalhorce Valley. Basement/Garage • Large underground car park, with capacity for more than 3 vehicles and a height of 4 metres. • Two additional spaces and a full bathroom, currently conditioned as: o Private gym. o Workshop/office. Foreign • BBQ area, ideal for family and social gatherings. • Space available to install a swimming pool of good dimensions, perfect for enjoying the Mediterranean climate. --- About Coín Coín is a charming municipality located in the heart of the Guadalhorce Valley, known for its natural environment, its agricultural tradition and its tranquil atmosphere. --- Connectivity • Malaga city: about 30 minutes by car. • Marbella: approximately 25–30 minutes by road. • Malaga-Costa del Sol Airport: 35 minutes away, with multiple transport options. • Excellent access to the main communication routes of the Costa del Sol, which facilitates both daily mobility and leisure getaways. --- Opportunity A versatile home that offers residence, leisure and work in the same place, with adaptable spaces and unique views that make it an exceptional property within a municipality with a high quality of life and excellent connection to the entire Costa del Sol.

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| Setting <ul style="list-style-type: none">✓ Town✓ Commercial Area✓ Close To Shops✓ Close To Town✓ Close To Schools✓ Urbanisation | Condition <ul style="list-style-type: none">✓ Excellent | Pool <ul style="list-style-type: none">✓ Room For Pool | Climate Control <ul style="list-style-type: none">✓ Air Conditioning✓ Fireplace |
| Views <ul style="list-style-type: none">✓ Country✓ Panoramic | Features <ul style="list-style-type: none">✓ Fitted Wardrobes✓ Near Transport✓ Private Terrace✓ Ensuite Bathroom✓ Barbeque✓ Double Glazing✓ Courtesy Bus✓ Basement✓ Fiber Optic | Furniture <ul style="list-style-type: none">✓ Part Furnished | Kitchen <ul style="list-style-type: none">✓ Fully Fitted |
| Garden <ul style="list-style-type: none">✓ Private | Parking <ul style="list-style-type: none">✓ Underground✓ Covered✓ More Than One✓ Private | Utilities <ul style="list-style-type: none">✓ Electricity✓ Drinkable Water✓ Photovoltaic solar panels | Category <ul style="list-style-type: none">✓ Investment✓ Contemporary |











