

## Продажа - Участок - Coín

**119.000€**

Coín

Участок



**412 m2**

Urban plot in Sierra Chica (Coín) of 412 sqm, including an officially approved project for a detached villa with private swimming pool. Located in a fully developed residential area with all utilities available (water, electricity, sewage, street lighting). Project for a 2-storey villa plus basement and private pool, ready to reactivate the building license and start construction. **Location & Surroundings** The plot is located in Sierra Chica Urbanization, Coín (Málaga), a growing residential area with good connections and a environment. Asphalted roads, pavements and street lighting Area of detached single-family homes Direct vehicle access to the plot Fully serviced area (water, electricity, sewage) **Plot Features** Plot size: 412.68 sqm Urban land (consolidated urban area) Use: Residential (detached villa) Buildability: approx. 215.74 sqm (buildable area) **Ready to build** - no further urban development required. **PROJECT INCLUDED** The property includes a fully approved architectural project for a detached villa with swimming pool, representing significant savings in time and costs. Approved by the Official College of Architects of Málaga Detached single-family villa 2 floors + basement Private swimming pool **Layout of the Projected Villa** Basement: Garage for 2 cars Ground Floor: Spacious living room Open-plan kitchen & dining area Bathroom Office Covered porch First Floor: Master bedroom Walk-in wardrobe Bathroom Laundry room 2 terraces **Modern, functional home** designed for comfortable family living **Project Surfaces** Built area (above ground): approx. 152 sqm Basement: approx. 46 sqm Total built area: approx. 205 sqm Swimming pool: 12.5 sqm Additionally: Garden areas Large terraces and outdoor spaces **Technical Specifications & Quality** Reinforced concrete structure Thermal and acoustic insulation compliant with Spanish building regulations (CTE) PVC exterior carpentry Double glazing Solar energy system for hot water Energy efficiency compliant **Project designed to meet current regulations and energy efficiency standards**



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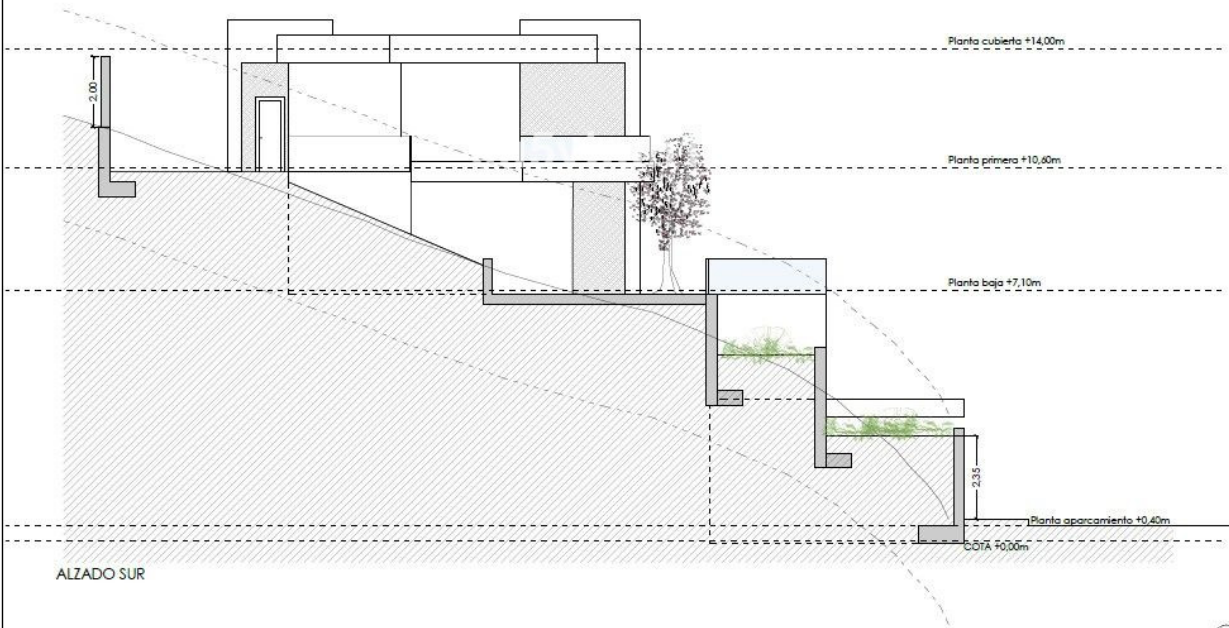
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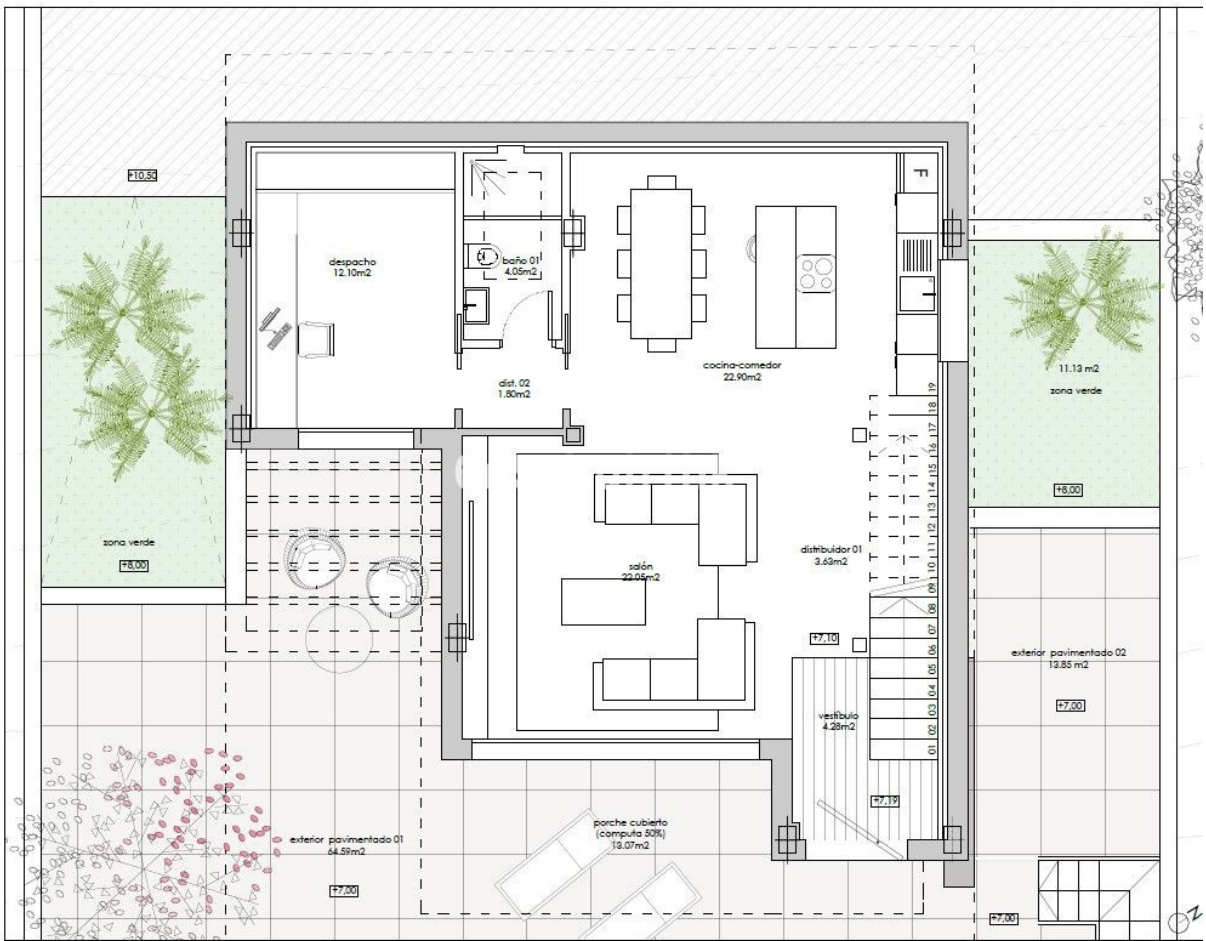
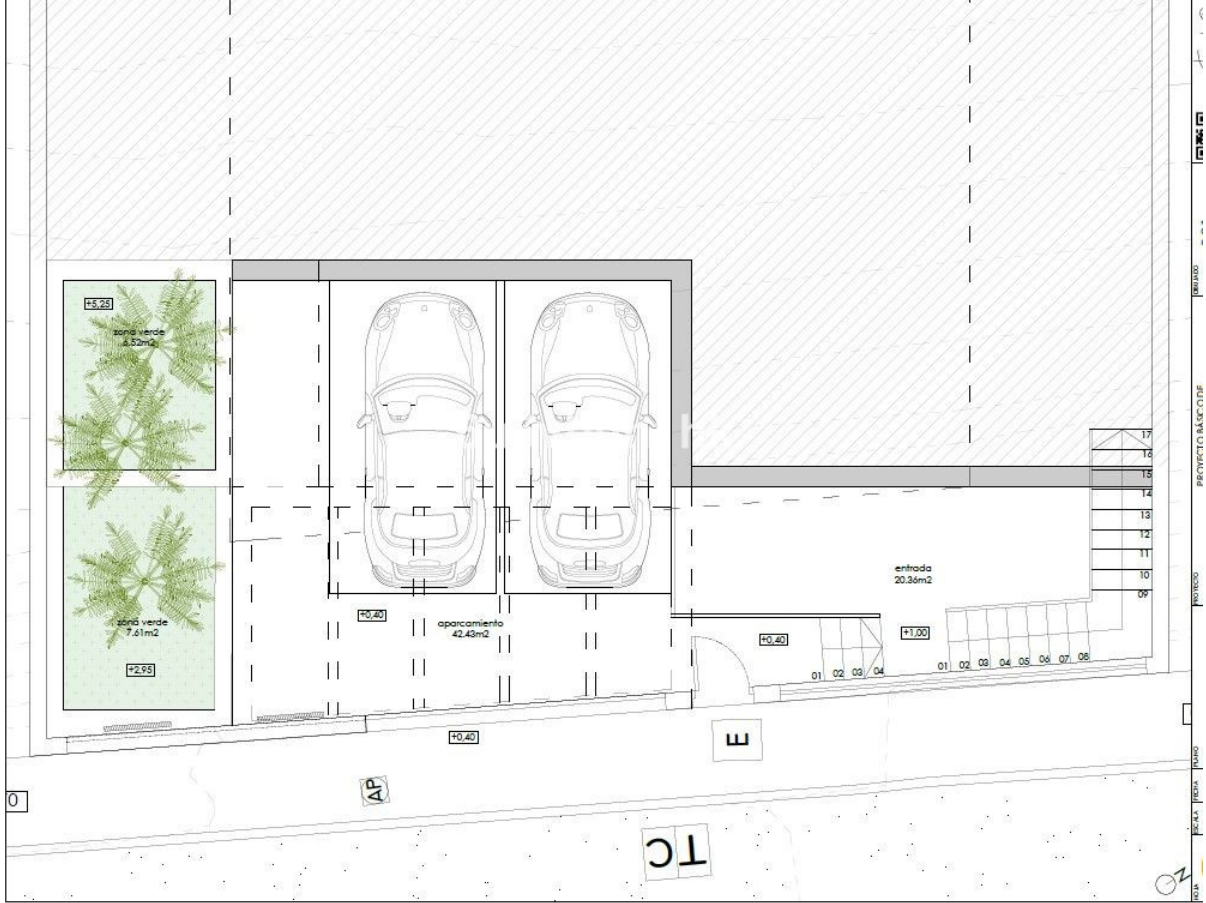
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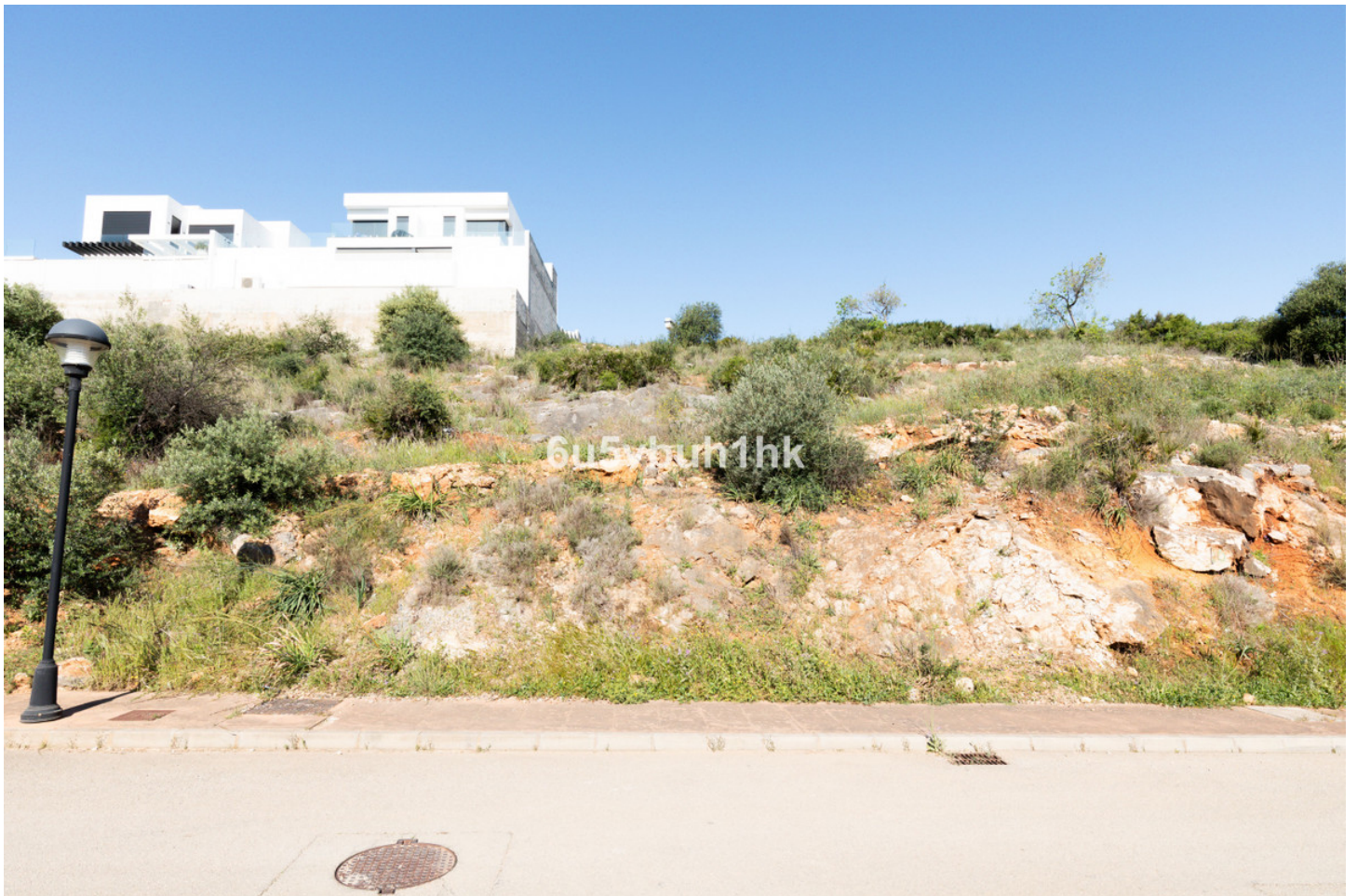
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