



Продажа - Дом - Соín  
595.000€

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Ref.-ID: MIBGR5265688

Соín

Дом

Коммунальные: 480 EUR / год

ИБИ: 1,034 EUR / год



4



3



417 m<sup>2</sup>



610 m<sup>2</sup>

Nestled in the sought-after Sierra Gorda on the outskirts of Coín, this impressive villa offers the perfect combination of tranquility, comfort, and accessibility. Just a short drive from Málaga, the Costa del Sol, and the town of Coín with its excellent shopping facilities, the property benefits from superb connections while enjoying a peaceful residential street. Set within a well-serviced urbanisation, everything you need is within walking distance: two supermarkets, a local restaurant, and good bus connections. Nearby, you'll also find schools and recreational facilities, including paddle tennis. This generous villa features 4 bedrooms and 3 bathrooms, including an en suite with a jacuzzi bath. The interiors are finished with neutral décor and marble flooring throughout, fitted wardrobes, and dual-zone air conditioning for year-round comfort. The modern kitchen provides direct access to a covered terrace, ideal for al fresco dining, while the spacious living room is flooded with natural light, creating a warm and inviting atmosphere. Multiple terraces and a west-facing aspect ensure you can enjoy stunning, far-reaching views and unforgettable sunsets. The property also boasts a private pool, utility room, store room, and ample parking both in the large garage and on the street. Additional benefits include cable broadband access, community water supply, and very affordable community fees of just 40 per month. With its combination of luxury, practicality, and unbeatable location, this villa represents an exceptional opportunity to enjoy the best of Coín and the Costa del Sol. The Listing agent for itself and as agent for the vendor gives notice that: 1. These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract. 2. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. 3. All statements in these particulars are made without responsibility on the part of Listing agent or the vendor. 4. No statement in these particulars is to be relied upon as a statement or representation of fact. 5. Neither Listing agent nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection. 8. No assumption should be made in respect of parts of the property not shown in photographs. 9. Any areas, measurements or distances are only approximate. 10. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11. Amounts quoted are exclusive of Tax if applicable.

**Расположение**  
✓ Рядом с магазинами  
✓ Рядом с городом  
✓ Урбанизация

**Климат-контроль**  
✓ Кондиционер  
✓ Камин

**ОРИЕНТАЦИЯ**  
✓ Запад

**ВИД**  
✓ Горы  
✓ Сельская местность  
✓ Сад  
✓ Бассейн

**Состояние**  
✓ Хорошее

**Особенности**  
✓ Крытая терраса  
✓ Встроенные шкафы  
✓ Рядом с транспортом  
✓ Приватная терраса  
✓ WiFi  
✓ Падлл теннис  
✓ Кладовка  
✓ Подсобное помещение  
✓ Ванная комната  
✓ Мраморные полы  
✓ Джакузи  
✓ Ресторан на территории  
✓ Подвал

**бассейн**  
✓ Приватный

**Мебель**  
✓ По желанию

**Кухня**  
✓ Полностью оборудованная

**Сад**  
✓ Приватный  
✓ Простой в уходе

**Парковка**  
✓ Гараж  
✓ Улица  
✓ Приватная

**Коммунальные услуги**  
✓ Электричество

**Категория**  
✓ Перепродажа

















































