

**Ref.-ID: MIBGR5315176**

**Coín**

**Дом**

**Коммунальные: 480 EUR / год**

**ИБИ: 735 EUR / год**

**Мусор: 120 EUR / год**



For sale this spacious independent villa in Sierra Gorda, Coín with great views. This villa was built in 2009 and is of a good quality. It can suit a family as well as people working from home as it is a great house with low maintenance. As you enter the house, you have your own 2 car garage with a storage room where the swimming pool pump and boiler is located. From the garage you go up the stairs to the living floor. From the stairs to the right you have a full bathroom, a spacious living / dining room with plenty of natural light coming in from the large sliding doors and a spacious kitchen with room for a seating area. The living room and kitchen can be opened up into an open floor plan. These areas have access to a huge terrace where the pool is located. There is also outside stairs that take you up to the second level terrace. Following the internal stairs to the second floor, you have a storage room, a fully equipped bathroom to share between the 2 bedrooms (with built-in wardrobes) and at the end of the corridor you will find the master bedroom with a walk-in closet and a huge bathroom with separate shower and jacuzzi bath. Both bathrooms on this level have skylights and all three bedrooms lead out onto another large terrace with great views over the urbanisation, mountains, Coín and you will see the amazing sunsets. From this terrace you can take the external stairs onto the roof of the villa. Here you can, for example, put solar panels or make another terrace. The house has its LPO and there is extension allowed for another 40 m<sup>2</sup> to make the property larger if required. The garden is low maintenance and you can walk around the house. The urbanisation has padel courts, gym, several supermarkets and restaurants / bars within walking distance. Coín is only a few minutes away by car as well as Málaga and the beaches only a 20-minute drive away. A must-see! A video is available upon request.

**Расположение**

- ✓ Город
- ✓ Пригородная
- ✓ Деревня
- ✓ Рядом с магазинами
- ✓ Близко к школам
- ✓ Рядом с лесом
- ✓ Урбанизация

**Климат-контроль**

- ✓ Кондиционер
- ✓ Пре-установленный
- ✓ Кондиционер холодного воздуха
- ✓ Кондиционер горячего воздуха

**Кухня**

- ✓ Частично оборудованная

**Коммунальные услуги**

- ✓ Электричество

**ОРИЕНТАЦИЯ**

- ✓ Юго-запад
- ✓ Запад

**ВИД**

- ✓ Горы
- ✓ Панорамный
- ✓ Бассейн
- ✓ Город
- ✓ Улица

**Сад**

- ✓ Приватный
- ✓ Простой в уходе

**Категория**

- ✓ Дома для отдыха
- ✓ Инвестиции
- ✓ Перепродажа

**Состояние**

- ✓ Отличное
- ✓ Хорошее

**Особенности**

- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Солярий
- ✓ WiFi
- ✓ Кладовка
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Двойные стеклопакеты
- ✓ Подвал
- ✓ Оптическое волокно

**меры безопасности**

- ✓ Огражденный комплекс
- ✓ Сигнализация

**бассейн**

- ✓ Приватный

**Мебель**

- ✓ Без мебели

**Парковка**

- ✓ Гараж
- ✓ С навесом
- ✓ Открытая
- ✓ Улица
- ✓ Более чем один
- ✓ Приватная









































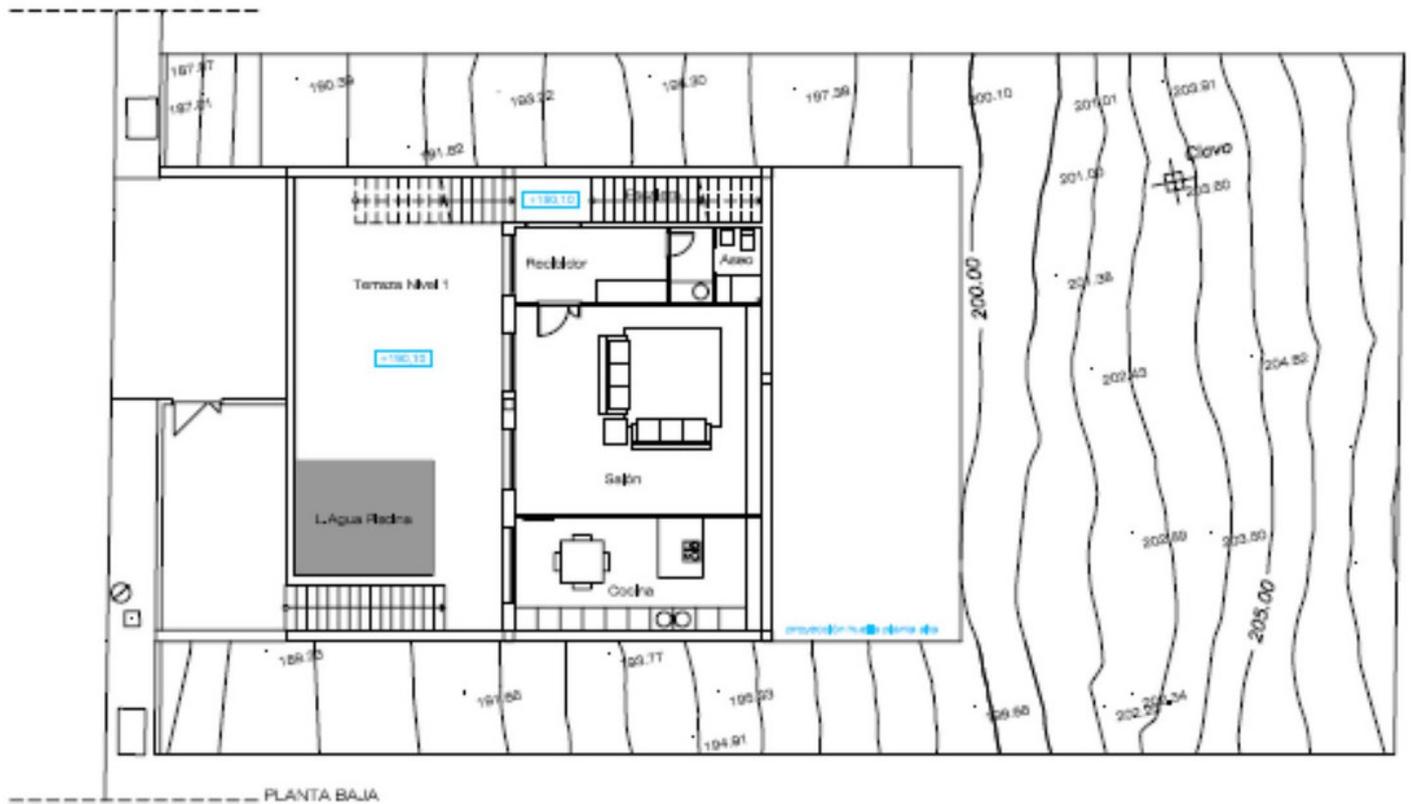
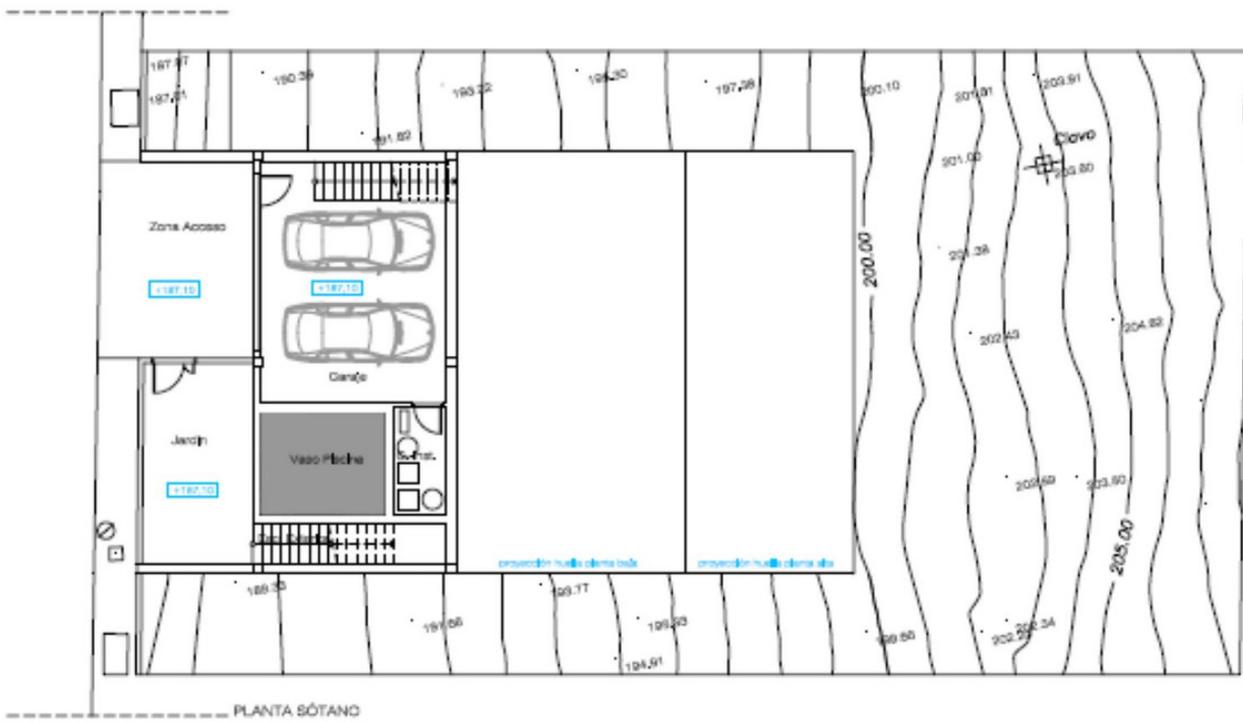


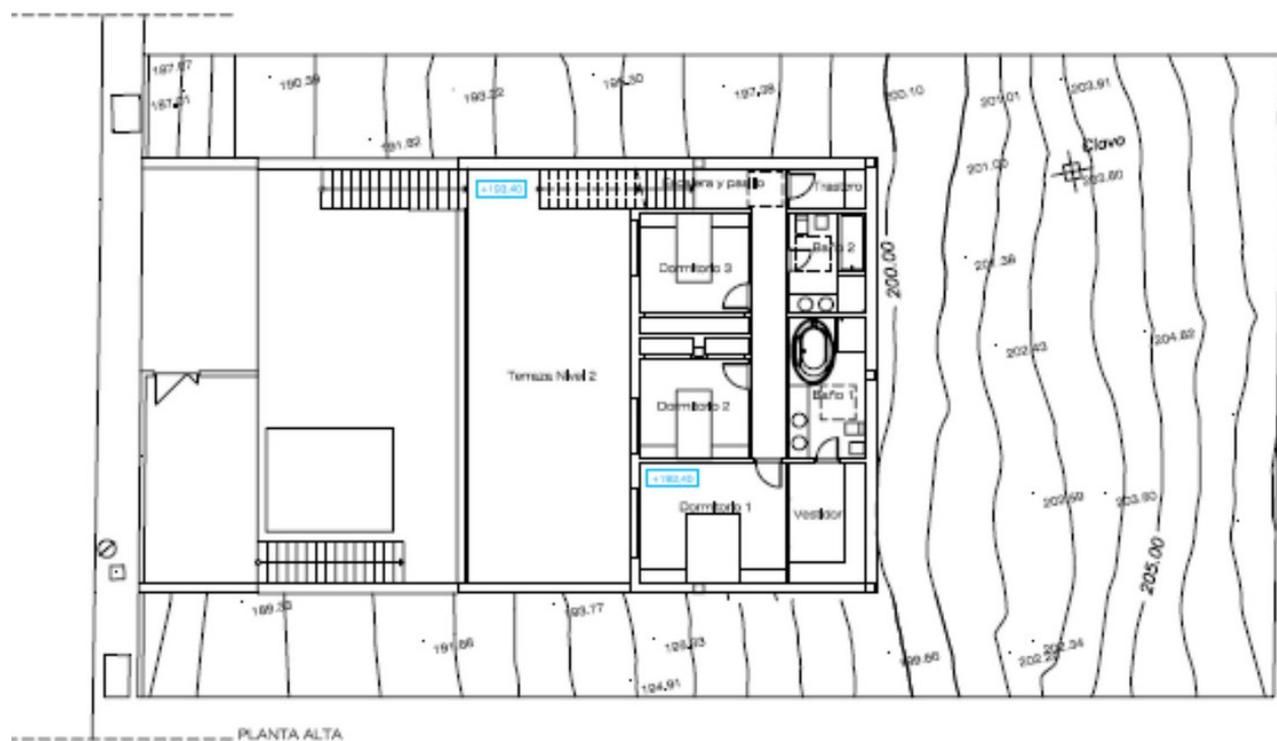






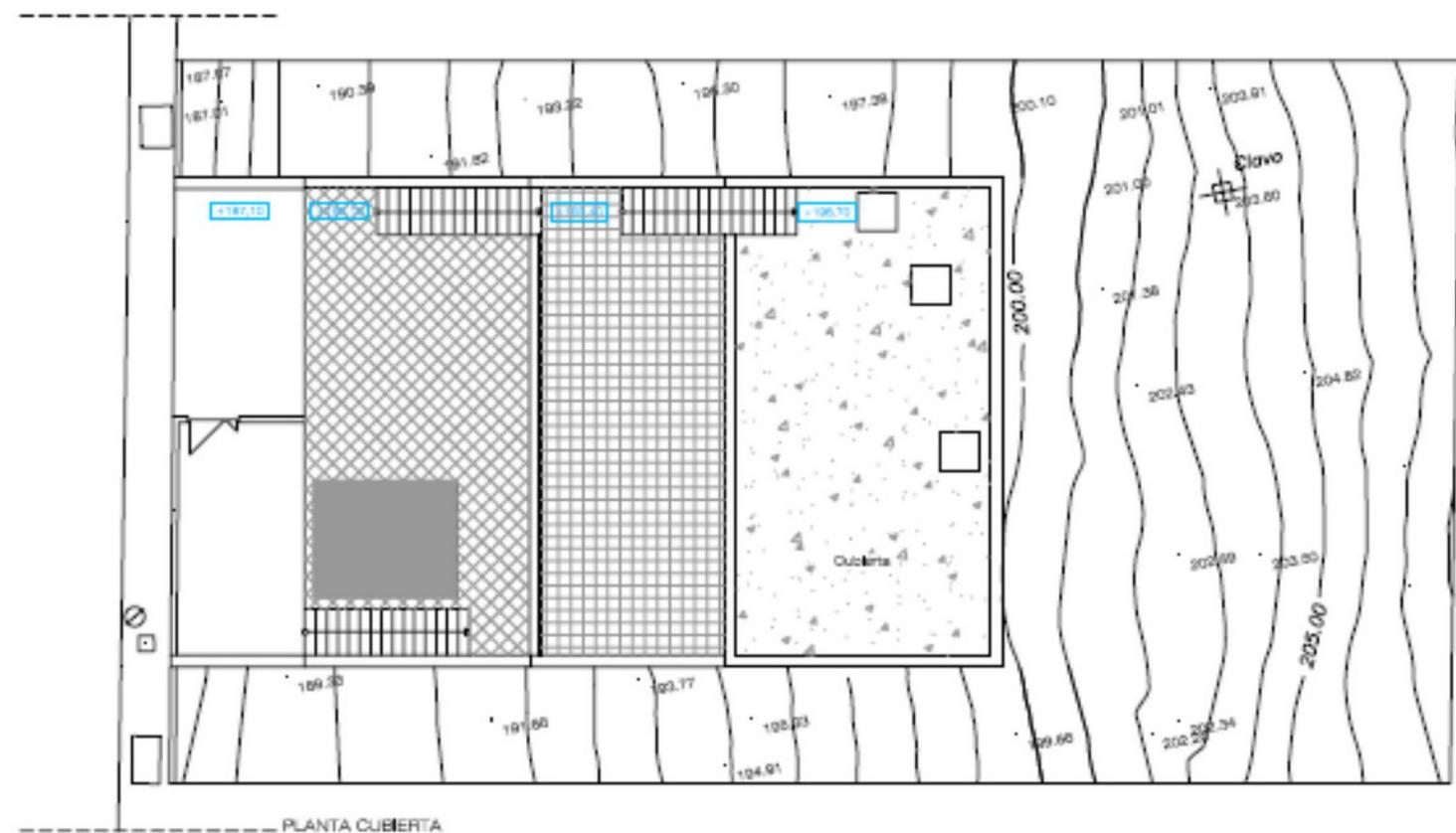






PLANTA ALTA

PROYECTO BÁSICO



PLANTA CUBIERTA