

Sales - House - Coín

1.600.000€



Ref.-ID: R5487454

Coín

House

IBI: 947 EUR / year

Rubbish: 49 EUR / year



6



4



527 m2

A newly built detached villa, completed in 2026, in the Sierra Chica development in Coín. It sits on a 3,758 m² plot with open views of the mountains and the valley. The house has 290 m² built, and the full construction totals 527 m². The ground floor has the entrance hall, a 46 m² living room, a 31 m² kitchen-dining room, a study, a guest toilet, a laundry room and a storeroom. Large sliding glass doors lead from the living and dining areas to the porches and the pool. The first floor has four bedrooms, including a 22 m² bedroom with a walk-in wardrobe, two full bathrooms and a terrace. The basement has a 71 m² gym that opens directly onto the pool area, a games room, a bathroom, a storage room and a utility room. Features: energy rating A, underfloor heating, central air conditioning, large-format porcelain floors and black aluminium double-glazed windows. Outside there is a private pool with a 50 m² water surface and Roman steps, a 45 m² covered barbecue area, an outdoor toilet, a 38 m² closed garage, a water tank and automatic irrigation. The plot is fenced, with a motorised entrance gate and ample parking space. Sierra Chica is a low-density residential development in the municipality of Coín, with direct access to the A-355 road. Coín town centre, with shops, schools and services, is 5 minutes away. Marbella is 30 minutes away, Fuengirola and the coast 25 minutes, and Málaga Airport about 35 minutes. The Abbreviated Information Document (DIA) is available on request. Additional costs: taxes (Transfer Tax - ITP, or VAT + Stamp Duty - AJD), notary and Land Registry fees are not included in the price.

Setting
✔ Close To Town

Condition
✔ New Construction

Pool
✔ Private

Climate Control
✔ Air Conditioning
✔ Central Heating

Views
✔ Mountain

Features
✔ Fitted Wardrobes
✔ Solarium
✔ Gym
✔ Guest House
✔ Storage Room
✔ Utility Room
✔ Ensuite Bathroom
✔ Barbeque
✔ Double Glazing
✔ Basement

Furniture
✔ Not Furnished

Kitchen
✔ Fully Fitted

Garden
✔ Private

Parking
✔ Garage
✔ Covered

Utilities
✔ Electricity

Category
✔ Luxury