

**Sales - House - Coín**  
**609.000€**

**www.arbatstates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatstates.com**



**Ref.-ID: R5032264**

**Coín**

**House**

**IBI: 1,020 EUR / year**

**Rubbish: 203 EUR / year**



**4**



**3.5**



**296 m2**



**601 m2**

This bright and modern villa is located in the peaceful Sierra Gorda urbanisation in Coín, built on a 601m<sup>2</sup> plot and distributed over three floors. The ground floor features a spacious garage, a guest WC, a large utility area, and pre-installation for a second kitchen, offering the potential to easily create an independent guest apartment. On the main floor, you'll find an entrance hall, a full bathroom, and an open-plan layout with a fully fitted kitchen and a living-dining area with a fireplace. This space opens onto a wonderful terrace with open views. From the kitchen, there is also direct access to the rear of the property, where the heated pool is located. The top floor includes four bedrooms and two bathrooms, one of them en suite. A large window in the landing floods the home with natural light and visually connects the two main levels. Key features include: • Ducted air conditioning (hot and cold) throughout the property • Elevator with access to all three floors • Solar panels for domestic hot water • Electric entrance gate and garage door • Heated swimming pool It is an ideal home for a family or as a great investment opportunity and is ready to move into. Sierra Gorda is a quiet and well-established residential area with quick access to the Málaga / Marbella main road. The urbanisation also offers amenities such as two supermarkets, a café, a children's playground, and padel courts.

**Setting**

- ✓ Close To Town
- ✓ Urbanisation

**Orientation**

- ✓ South

**Condition**

- ✓ Excellent

**Pool**

- ✓ Private

**Climate Control**

- ✓ Air Conditioning
- ✓ Fireplace

**Views**

- ✓ Mountain
- ✓ Panoramic
- ✓ Pool
- ✓ Urban
- ✓ Street

**Features**

- ✓ Covered Terrace
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Utility Room
- ✓ Marble Flooring
- ✓ Double Glazing

**Furniture**

- ✓ Not Furnished

**Kitchen**

- ✓ Fully Fitted

**Security**

- ✓ Gated Complex
- ✓ Alarm System

**Parking**

- ✓ Garage
- ✓ Street
- ✓ Private

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water

**Category**

- ✓ Resale