

Sales - House - Coín  
495.000€

[www.arbatstates.com](http://www.arbatstates.com)  
+34 606 84 36 45  
+34 602 51 80 97  
[info@arbatstates.com](mailto:info@arbatstates.com)



Ref.-ID: R5134831

Coín

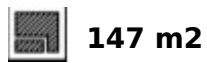
House



4



2



147 m2



600 m2

Renovated Villa with Pool & Mountain Views – Prime Location Between Coín & Alhaurín el Grande Located in one of the most desirable urbanisations in the area, this south facing charming detached villa offers the perfect mix of privacy, convenience, and stunning surroundings, all with excellent road access to Málaga, Marbella, Fuengirola, and Mijas. Step inside to discover a bright and spacious living room with a cosy fireplace, a modern family bathroom, and two generous double bedrooms with large built-in wardrobes. There's also a versatile office/study that can easily become a fourth bedroom. Upstairs, the impressive master suite is your own private haven, featuring a dressing area, en-suite bathroom, and a sunny terrace with breathtaking mountain views. The home has been renovated throughout, with the exception of the kitchen, which would benefit from an upgrade. Outdoors, enjoy a private swimming pool, sun-drenched terraces, and a low-maintenance garden, perfect for relaxing or entertaining guests. Private parking is included, with additional street parking available. Key Features: · Recently renovated interiors · Private pool & garden · Mountain views · Flexible 4-bedroom layout · Excellent road links · Fireplace · Town water supply Whether you're looking for a permanent home, a holiday retreat, or an investment, this villa offers unbeatable value in a sought-after location. 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 endeav-ours have been made to ensure that the information given in these particulars is materi-ally 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 repre-sentation 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 work-ing 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 photo-graphs. 9. Any areas, measurements or distances are only approximate. 10. Any refer-ence 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. Mediterranean Homes, on behalf of the vendor, provides this information for guidance purposes only and without any contractual obligation. Details may be subject to errors, changes, availability, or withdrawal without prior notice. Interested parties must independently verify all relevant information. Costs associated with the purchase: Second-hand residential properties — Transfer Tax (ITP) 7%; New residential properties — VAT 10% and Stamp Duty (AJD) 1.2%; Plots of land — Transfer Tax (ITP) 7% or VAT 21% and Stamp Duty (AJD) 1.2%. Notary and property registration fees ≈ 0.8%; Legal fees ≈ 1%. These estimates are non-binding and a reduced rate or tax benefit may apply. The real estate agency commission is included in the price. Additional information is available upon request.

**Orientation**

✓ South

**Climate Control**

✓ Fireplace

**Views**

✓ Mountain

✓ Garden