EK
ARBAT ESTATES

Sales - House - Coín

645.000€

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







Ref.-ID: R5394082 **Coín** **House**

Community: 300 EUR / year **IBI: 900 EUR / year** **Rubbish: 90 EUR / year** **4** **3** **298 m2** **587 m2**

STUNNING FOUR BEDROOM VILLA 645,000 A must-see, substantially built and deceptively spacious, four-bedroom detached villa, located within an exclusive and desirable urbanization close to the ever-popular areas of Coin and Alhaurin el Grande. The villa enjoys all day sun, and you will be spoiled for choice in the varied garden, dining, sunbathing and pool areas – you can chase or hide from the sun whatever the season, or time of day. This stunning villa provides a desirable mix of being accessible and highly usable, and is a traditional Spanish villa offering the true indoor-outdoor living experience and coupled with the attractive private garden, BBQ dining terrace and large swimming pool area, you truly can have it all. The current owners have loved and cared for the villa throughout and is now offered for sale in a move-in ready condition. The property is situated in a quiet and peaceful location within the urbanisation and enjoys both privacy and exclusivity with varied, open views from most rooms. The villa is distributed over three floors, each as accessible as the other. On the main floor we have a generous, open plan living-dining room with a feature fireplace, and AC in all rooms. The separate chef's kitchen is large and of a good quality with fitted appliances, numerous views and with rear garden access. From this floor you will enjoy immediate access to the double wide outdoor dining and lounge terraces, pool and garden. There is a generous and accommodating primary bedroom with separate en-suite, this room has garden, terrace and pools access plus plenty of storage room. In addition, the second bedroom, presently configured as a large family room, could quite simply, at low cost, be converted into two bedrooms. There is also a family sized shower room on this level. The staircase leads up to the warm and welcoming top floor currently utilised as an office and library/reading room with access to the upper floor sun terrace. From here you can enjoy a refreshing drink, sunbathe, read or take a well-earned nap. The lower level is easily accessed from the entrance hall area and will surprise you with its light and open feeling. On this floor you will find an impressive, super king-sized bedroom, with a supersized ensuite and plentiful storage. In addition, adjacent to the guest suite is an area currently used for laundry duties. Adjacent to the accommodating bedroom and ensuite, is an equally large and very usable garage / workroom that if required, and subject to planning, the entire floor could be adapted into a separate apartment of around 115m2. Lastly, there's a 30m2 +/- bonus room that could be converted into accommodation, used as a workshop, for storage, for home working or as a gym. Seldom do properties of this size come to market and we believe you will be hard pressed to find a property of equal standing. Outside you will find a private and secure, fully stocked and established garden. The primary dining terrace will easily accommodate 12 guests, overlooks and offers direct access to the large swimming pool and sunbathing terrace. The property is walled and gated and totally secure. The villa is well placed for Mijas, La Cala, Fuengirola, Malaga Airport, Marbella and beyond. There are endless beaches and numerous golf courses within 20 mins or less and the pièce de resistance of the area, the extensive and wide variety of high-quality restaurants in the local vicinity. We recommend that potential buyers looking for such a property to act swiftly. The villa will suit those looking for a fabulous permanent living home, an investment, long-term rental income, or as a lock-up and leave holiday home. Please make contact for further details and to register your interest.

Setting
- Close To Town
- Close To Schools
- Close To Forest
- Urbanisation

Orientation
- South Facing
- South West Orientation
- West Facing

Condition
- Good Condition

Pool
- Private Pool

Climate Control
- Air Conditioning
- Fireplace

Views
- Mountain Views
- Garden Views
- Pool Views
- Forest Views

Features
- Covered Terrace
- Fitted Wardrobes
- Private Terrace
- WiFi
- Storage Room
- Utility Room
- Ensuite Bathroom
- Barbeque
- Double Glazing
- Basement
- Fiber Optic

Furniture
- Part Furnished

Kitchen
- Fully Fitted Kitchen

Garden
- Private Garden
- Landscaped Garden

Security
- Entry Phone
- Alarm System

Parking
- Underground Parking
- Garage
- Street Parking
- Multiple Parking Spaces

Utilities
- Electricity
- Drinkable Water

Category
- Holiday Homes
- Investment
- Resale