

Sales - House - Coín
745.000€

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



Ref.-ID: R5441161

Coín

IBI: 310 EUR / year

Rubbish: 100 EUR / year



3



2



191 m2

House



6080 m2

A Spectacular Country Villa, Stunning Panoramic Views, AFO, Turnkey Property This stunning country villa is arguably one of, if not the best of its kind – this is a special and well thought out property that presents an exceptional opportunity for those seeking a truly unique residence that is private, well located and with far reaching 360 views. The entire property is correctly registered with an AFO, 3 chamber septic tank and town water. The current owners have lovingly improved, reformed and cared for the villa throughout and is now offered for sale in a move-in ready, turn-key condition. Situated on the outskirts of Coin accessed via a concrete road, with easy access to Malaga airport, Marbella and La Cala the location and setting of this country estate is quite simply, magical. This is a one of one and worthy of your time. The property has undergone an extensive and comprehensive reform and upgrade project to a very high standard and delivers a desirable mix of being accessible and highly usable. It is both traditional and contemporary, offers the true indoor-outdoor living experience and coupled with the low maintenance, professionally landscaped grounds, you truly can have it all. This three-bedroom, two-bathroom villa is distributed over a single floor and provides straightforward access to the living areas, kitchen, bedrooms, dressing room and external terrace. To the front of the property, overlooking and enjoying an infinity view, is the sizeable swimming pool and sunbathing areas. Within the immediate proximity of the villa are the outdoor living dining, external kitchen and relaxing areas plus four car port. It's evident that the owners have invested time in the overall design, quality of build, look and feel of the villa. Of note are the high-end fixtures and fittings used throughout the property and thoughtful upgrades. For example, the ceramic flooring is used throughout, all carpentry and woodwork is new and consistent in all rooms, high quality appliances, wood burning fireplaces (xs2), Toshiba air conditioning are amongst many more thoughtful features. The design of the landscaped gardens is well thought out and are not only low maintenance, they are fully irrigated, are feature rich with traditional stone walls, imprinted concrete driveway, electric gates, numerous ornamental pathways, mature and locally sourced planting and boasts a natural stone waterfall and pond. The fully plumbed irrigation system cares for the plants for the entire grounds, the driveway and entrance lights turn on automatically when entering and leaving the property. In short, no stone has been left unturned in the enhancement and development of this stunning country villa. The villa is well placed for Mijas, La Cala, Fuengirola, Malaga Airport, Marbella and beyond. There are endless beaches and numerous golf courses within 15 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. This country residence will suit those looking for a fabulous permanent living home, an investment, long or short-term rental income, or as a lock-up and leave holiday home. Please make contact for further details and to register your interest.

Setting ✓ Country ✓ Close To Town	Orientation ✓ North East ✓ East ✓ South East ✓ South	Condition ✓ Excellent	Pool ✓ Private	Climate Control ✓ Air Conditioning ✓ Fireplace	Views ✓ Mountain ✓ Country ✓ Panoramic
Features ✓ Covered Terrace ✓ Fitted Wardrobes ✓ Private Terrace ✓ WiFi ✓ Storage Room ✓ Utility Room ✓ Ensuite Bathroom ✓ Access for people with reduced mobility ✓ Barbeque ✓ Double Glazing	Furniture ✓ Part Furnished	Kitchen ✓ Fully Fitted	Garden ✓ Private ✓ Landscaped ✓ Easy Maintenance	Security ✓ Gated Complex ✓ Alarm System	Parking ✓ Covered ✓ Open ✓ More Than One ✓ Private
Utilities ✓ Electricity ✓ Drinkable Water	Category ✓ Holiday Homes ✓ Investment ✓ Luxury ✓ Off Plan ✓ Resale				