EK
ARBAT ESTATES

Sales - House - Coín

600.000€

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Ref.-ID: R5444950

Coín

House

IBI: 936 EUR / year

4 **3** **223 m2** **606 m2**

Luxury Detached Villa with Mountain Views . Prestigious urbanisation . Prime location between Coín and Alhaurín el Grande . Spacious garage . Stunning views of the Mijas Mountains . Solar panels for improved energy efficiency . A blank canvas to personalise . Outdoor BBQ kitchen for year-round entertaining Situated within one of the area's most sought-after urbanisations between Coín and Alhaurín el Grande, this elegant detached villa offers the perfect blend of comfort, space, and opportunity. Beautifully maintained throughout, the property provides an exceptional foundation for its new owners to create their dream home. Property Details Designed to embrace the Mediterranean lifestyle, the current owners have thoughtfully enhanced the property to maximise both indoor and outdoor living. The covered porch, which spans the front of the villa, has been fully enclosed, creating a bright and versatile living space that can be enjoyed throughout the year. Whether you're hosting a leisurely lunch, enjoying evening drinks, or simply relaxing with a book, this inviting room is the perfect place to unwind. It also offers direct access to the fully fitted kitchen, providing a practical and sociable layout. At the heart of the home is the spacious lounge, filled with natural light thanks to patio doors opening onto the enclosed terrace. A feature fireplace adds warmth and character, making it an inviting space in every season. Upstairs, there are two generous bedrooms. The principal suite benefits from an en-suite bathroom and a private enclosed balcony, where breathtaking views of the Mijas Mountains create the perfect setting to start or end the day. A third bedroom is conveniently located on the ground floor and also enjoys the privacy of its own en-suite bathroom, making it ideal for guests or multi-generational living. Outside, an impressive BBQ and outdoor kitchen area has been added, allowing for effortless al fresco dining and entertaining all year round. The lower level of the property houses a separate laundry room and provides direct access to the large garage. Presented in excellent condition, this villa offers a wonderful opportunity to move straight in while still allowing the new owners to add their own style and personality. Outdoor Area Private swimming pool Sun terraces Landscaped outdoor entertaining areas Outdoor kitchen and BBQ Views Panoramic views of the Mijas Mountains Access Excellent access via a well-maintained urbanisation. The Listing Agent, acting on its own behalf and on behalf of the Vendor, gives notice that: The information provided is for general guidance only and does not constitute an offer, contract or contractual representation. While every effort is made to ensure accuracy, information may contain errors or omissions and may be changed or withdrawn without notice. Prospective purchasers should independently verify all information, measurements, boundaries, condition, services, permits and legal status through their own inspections, searches, surveys and legal advisers. The Agent and Vendor accept no responsibility for statements or information provided, and no representation or warranty is given regarding the property's condition, installations, appliances or services. Photographs are for illustrative purposes only, are the exclusive property of this agency, and may not show all areas of the property. Measurements and distances are approximate and based on available documentation. References to alterations, extensions or permitted uses do not confirm that all necessary licences or permissions have been obtained. All purchase-related taxes and costs are payable by the purchaser and are not included in the sale price. These may include VAT or ITP, AJD, Notary, Land Registry and legal fees, as applicable. Estate agency fees are included in the advertised sale price.

Condition
- ✔ Good Condition

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Mountain Views
- ✔ Country Views

Features
- ✔ Private Terrace
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Barbeque
- ✔ Double Glazing

Furniture
- ✔ Not Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Parking
- ✔ Garage

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Resale