

Sales - House - Coín
1.600.000€

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Ref.-ID: R5487454

Coín

House

IBI: 947 EUR / year

Rubbish: 49 EUR / year



6



4



527 m2

A newly built detached villa, completed in 2026, in the Sierra Chica development in Coín. It sits on a 3,758 m² plot with open views of the mountains and the valley. The house has 290 m² built, and the full construction totals 527 m². The ground floor has the entrance hall, a 46 m² living room, a 31 m² kitchen-dining room, a study, a guest toilet, a laundry room and a storeroom. Large sliding glass doors lead from the living and dining areas to the porches and the pool. The first floor has four bedrooms, including a 22 m² bedroom with a walk-in wardrobe, two full bathrooms and a terrace. The basement has a 71 m² gym that opens directly onto the pool area, a games room, a bathroom, a storage room and a utility room. Features: energy rating A, underfloor heating, central air conditioning, large-format porcelain floors and black aluminium double-glazed windows. Outside there is a private pool with a 50 m² water surface and Roman steps, a 45 m² covered barbecue area, an outdoor toilet, a 38 m² closed garage, a water tank and automatic irrigation. The plot is fenced, with a motorised entrance gate and ample parking space. Sierra Chica is a low-density residential development in the municipality of Coín, with direct access to the A-355 road. Coín town centre, with shops, schools and services, is 5 minutes away. Marbella is 30 minutes away, Fuengirola and the coast 25 minutes, and Málaga Airport about 35 minutes. The Abbreviated Information Document (DIA) is available on request. Additional costs: taxes (Transfer Tax – ITP, or VAT + Stamp Duty – AJD), notary and Land Registry fees are not included in the price.

Setting Close To Town	Condition New Construction	Pool Private	Climate Control Air Conditioning Central Heating	Views Mountain	Features Fitted Wardrobes Solarium Gym Guest House Storage Room Utility Room Ensuite Bathroom Barbeque Double Glazing Basement
Furniture Not Furnished	Kitchen Fully Fitted	Garden Private	Parking Garage Covered	Utilities Electricity	Category Luxury