

Ref: ES177794

Price: 495,000€



-  **Villa**
-  **Coin**
-  **3**
-  **3**
-  **233m² Build Size**
-  **621m² Plot Size**

Spectacular Villa with Pool, Garden and Panoramic Views in Sierra Gorda, Coín We present this magnificent detached villa located in the exclusive Sierra Gorda urbanisation, in Coín, just 20 minutes from Malaga by highway and 30 minutes from Marbella. An ideal home for Enjoy the tranquillity, comfort and proximity to all services. Main features • Plot of 621 m² with garden areas and private pool. • House with 3 bedrooms and 3 bathrooms, with functional layout and spacious spaces. • Covered garage for 2 cars, in addition to a large parking area in the environment. • Th...(Ask for More Details!)





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- Plot of 621 m<sup>2</sup> with garden areas and private pool.
- House with 3 bedrooms and 3 bathrooms, with functional layout and spacious spaces.
- Covered garage for 2 cars, in addition to a large parking area in the environment.
- Three terraces with stunning views, perfect for relaxing or enjoying meetings with Friends.
- The house has a total of 233.35 m<sup>2</sup> built and three terraces totalling 203 m<sup>2</sup>

Distribution of housing

- Access floor: covered garage with entrance at street level, with 53.35 m<sup>2</sup> built
- First floor: large bright living room, integrated and communised kitchen, storage room, toilet of Courtesy and a large terrace with spectacular views of the valley and the mountains. With 90.00 m<sup>2</sup> Built, pool with 11 m<sup>2</sup> and terrace with 53 m<sup>2</sup>
- Second floor: three bedrooms and two bathrooms, the main one being en suite with private bathroom. With 90 m<sup>2</sup> built and terrace with 60 m<sup>2</sup>
- Third floor: large solarium terrace, perfect to enable as a chill-out space or for Organise unforgettable parties at sunset. With 90 metres.

Environment and urbanisation

- Quiet, well-kept and familiar urbanisation.
- Two supermarkets within the urbanisation itself.
- Sports area with paddle courts.
- Less than 1 km from the La Trocha shopping centre, with shops, cinemas, restaurants and all the Services.

A unique opportunity to acquire a villa with excellent qualities, panoramic views and Unbeatable location, perfect both as a habitual home and to enjoy getaways and Holidays on the Costa del Sol. Contact us today for more information or to arrange a visit.

Legal Information In compliance with Decree 218/2005 of October 11, the client is informed that the Notary fees, registration fees, transmission taxes (ITP) and other associated costs To the sale are not included in the price. Fees for real estate management and advice are included. Are you ready to build the villa you've always imagined? Contact us today and we will help you take the first step. We can advise you on all The stages: from the project to the turnkey construction.

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