



SAMOSTATN? STOJÍCÍ VILA 4 LOŽNICE

📍 Coín

REF# R4397680 – 580.000€

IBI

980 €/YEAR

Garbage

120 €/YEAR



4

Ložnice



2

Koupelny



130 m²

Built



2200 m²

Plot



30 m²

Terrace

Magnificent Detached Villa in Coín: A Bright and Exclusive Private Retreat

Discover this splendid villa that exudes luminosity and privacy in every corner. Nestled on a generous plot

of 2200 sqm, this exceptional abode is a paradise in itself, surrounded by lush greenery of palm trees and beautiful plants, crowned by a saltwater pool that invites delight and relaxation.

The plot, embraced entirely by trees and plants, creates a sanctuary of intimacy, allowing you to enjoy a truly unique haven.

This 130 sqm home has been meticulously renovated in its entirety, incorporating a porch that elegantly merges with the living room, expanding the spaces for your comfort. Every detail has been thoughtfully considered, highlighting the high quality of materials used in every nook and cranny.

Comprising four spacious double bedrooms, two bathrooms (one en suite), a spacious double-height living room, and an independent kitchen with direct access to the garden, this villa offers an enviable living environment. Every room is bathed in natural light throughout the year thanks to its windows to the outside. The living room, through generous glass panels, visually connects with the garden and pool, while the kitchen, with independent entrance, harmoniously integrates with the living room and the outdoor surroundings.

For your comfort, each room is equipped with radiators, and the cozy living room features a wood-burning fireplace. The background music sets the mood throughout the house, while security glass in the living room and high-quality windows add a touch of safety and style.

Outside, a 115 sqm storage room, properly registered as a residence, offers versatile options. Additionally, you will find a parking area, a woodshed, a wine cellar, and an automatic gate, all contributing to the convenience and functionality of the property.

One side of the property is adorned with fruit trees such as avocados, figs, and orange trees, while on the other side, a garden unfolds next to the pool, a private oasis of rest and leisure that includes a barbecue. Additionally, an independent piece of land lends itself to cultivation or even housing animals, with its own access gate.

The main entrance, facing north, offers stunning panoramic views, while the garden, facing southwest, receives abundant sunlight for many hours of the day.

With access to municipal electricity and water services, and with all documentation in order, this property also boasts the coveted AFO (Assimilado Fuera de Ordenación) and valid tourist license.

Located just 2 minutes from Coín, enjoy the convenience of all services within reach. Furthermore, it is only 2 km from the main road that takes you to Málaga or Marbella in a 25-minute journey, granting you a perfect connection to both destinations.

Whether for business investment or as your ideal home, this property possesses exceptional potential that will captivate those seeking the best of both worlds: a serene retreat with all amenities and a strategic location.







