



## TOWNHOUSE WITH 3 BEDROOMS

📍 Coín

**REF# R4308709 – 266.000€**



3  
Beds



2  
Baths



270 m<sup>2</sup>  
Built



103 m<sup>2</sup>  
Plot



19 m<sup>2</sup>  
Terrace

Brand new!!! Beautiful townhouse with an excellent location in the commercial sector of Coín, 103 m2 plot, 270 m2 built, 3 bedrooms, 2 bathrooms and a 2-car garage.

This impeccable property, in the final phase of construction, is developed on three floors: a semi-basement of 103 m<sup>2</sup>, and a ground floor and first floor that add up to 120 m<sup>2</sup>. Access is given on the ground floor through a hall from where you go to a spacious living room – dining room and a kitchen that share direct access to a spacious 19 m<sup>2</sup> interior patio. Also on this floor we have an access to the semi-basement, a family bathroom with shower and the stairs.

The first floor has three bedrooms, one of these with a private terrace and the other two with balconies facing the street, as well as a family bathroom with a bathtub and a laundry area.

The semi-basement has an electric gate with remote control from which you can access the 2 parking spaces. Additionally, there is an open space that can be used as a storage room or become an office, play room or other activities to suit the buyer.

The windows are climalit with safety glass and electric shutters. The orientation is northeast. It has pre-installation of central air conditioning. Hot water is obtained from solar panels backed by an electric water heater.

The finishes are very good quality in neutral tones and the spaces are bright, clean and well ventilated. The center of Coín is 8 minutes away, La Trocha 6 minutes, the airport 30, Malaga and Marbella less than 35 minutes.



