



R5249185

📍 Coín

REF# R5249185 495.000 €

BEDS

3

BATHS

2

BUILT

287 m<sup>2</sup>

PLOT

432 m<sup>2</sup>

TERRACE

30 m<sup>2</sup>

House in Sierra Chica, Coín – Views of the Guadalhorce Valley

Overview

Magnificent property for sale in the sought-after Sierra Chica urbanization (Calle Minerva, Coín), with spectacular views of the Guadalhorce Valley and the La Trocha Shopping Center. A property that combines spaciousness, comfort and privileged location, just a stone's throw from shops, services and excellent access.

Housing Distribution

Ground floor

- Two spacious bedrooms with fitted wardrobes.
- Bathroom.
- Living room with direct access to the terrace and equipped with fireplace with pellet stove, which efficiently heats the entire area.
- A good sized separate kitchen, with space for dining room.

First Floor

- Very spacious master bedroom, with built-in wardrobes in a classic style.
- En-suite bathroom, with separate bathtub and shower.
- Large private terrace with panoramic views of the Guadalhorce Valley.

#### Basement/Garage

- Large underground car park, with capacity for more than 3 vehicles and a height of 4 metres.
- Two additional spaces and a full bathroom, currently conditioned as:
  - o Private gym.
  - o Workshop/office.

#### Foreign

- BBQ area, ideal for family and social gatherings.
- Space available to install a swimming pool of good dimensions, perfect for enjoying the Mediterranean climate.

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#### About Coín

Coín is a charming municipality located in the heart of the Guadalhorce Valley, known for its natural environment, its agricultural tradition and its tranquil atmosphere.

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#### Connectivity

- Malaga city: about 30 minutes by car.
- Marbella: approximately 25–30 minutes by road.
- Malaga-Costa del Sol Airport: 35 minutes away, with multiple transport options.
- Excellent access to the main communication routes of the Costa del Sol, which facilitates both daily mobility and leisure getaways.

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#### Opportunity

A versatile home that offers residence, leisure and work in the same place, with adaptable spaces and unique views that make it an exceptional property within a municipality with a high quality of life and excellent connection to the entire Costa del Sol.

