

**Sales - House - Coín**  
**435.000€**

**www.arbatstates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatstates.com**



**Ref.-ID: R4819684**

**Coín**

**House**

**Community: 240 EUR / year**

**IBI: 961 EUR / year**

**Rubbish: 132 EUR / year**



**4**



**2.5**



**286 m2**



**600 m2**

This independent villa, situated in one of the most sought-after urbanizations between Alhaurín el Grande and Coín, boasts a charming corner plot complete with a swimming pool. Positioned to the south, the villa, along with its front garden and pool, enjoys stunning, unobstructed views of the surrounding mountains. While the property does require some renovation, its 335m<sup>2</sup> of built space, including a large basement, offers immense potential to transform it into a magnificent family home. The spacious living and dining area, adjacent to the kitchen, presents an excellent opportunity for modern open-plan living if desired. The ground floor features two generously sized bedrooms and two bathrooms, while the upper floor offers two additional bedrooms that share a bathroom and have access to an expansive open terrace. The basement is a versatile space with great potential, featuring direct access from both the garage and a separate entrance from the garden. Whether you envision a cinema room, gym, entertainment area, additional bedrooms, or even an independent apartment, the possibilities are endless. The swimming pool, which requires a complete renovation, could easily be covered and heated for year-round enjoyment. Additional features include installed air conditioning and a central heating system, although the latter needs a new pump. Priced attractively for its prime location, this villa represents a fantastic opportunity to create a home that reflects your personal style in a tranquil, well-established urbanization. Conveniently located close to the village center, it's just a 15-minute drive to the beaches of La Cala de Mijas and 20 minutes from Málaga. Experience the best of both worlds—countryside living with easy access to everything you need.

**Setting**

- ✓ Mountain Pueblo
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Urbanisation

**Orientation**

- ✓ South

**Condition**

- ✓ Renovation Required

**Pool**

- ✓ Private

**Climate Control**

- ✓ Air Conditioning
- ✓ Central Heating
- ✓ Fireplace

**Views**

- ✓ Mountain
- ✓ Country
- ✓ Panoramic
- ✓ Garden
- ✓ Pool

**Features**

- ✓ Fitted Wardrobes
- ✓ Storage Room
- ✓ Ensuite Bathroom
- ✓ Barbeque
- ✓ Basement

**Furniture**

- ✓ Not Furnished

**Kitchen**

- ✓ Partially Fitted

**Garden**

- ✓ Private
- ✓ Easy Maintenance

**Parking**

- ✓ Garage
- ✓ Private

**Utilities**

- ✓ Electricity

**Category**

- ✓ Bargain
- ✓ Cheap
- ✓ Holiday Homes
- ✓ Investment
- ✓ Resale