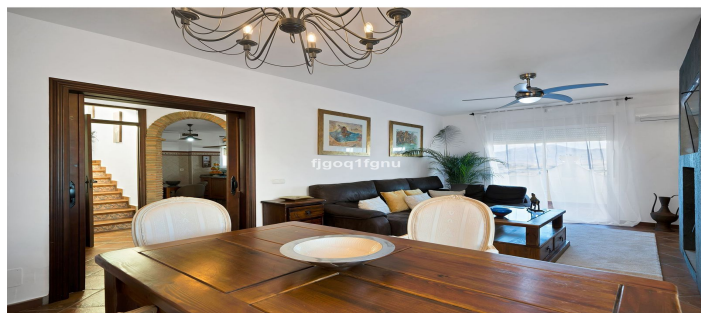




## Detached Villa for sale in Coín, Coín

**495,000 €**Reference: R5249185   Bedrooms: 3   Bathrooms: 2   Plot Size: 432m<sup>2</sup>   Build Size: 287m<sup>2</sup>   Terrace: 30m<sup>2</sup>



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## Valle del Guadalhorce, Coín

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. --- 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. --- 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. --- 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.



## Features:

### Features

Near Transport  
Private Terrace  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Barbeque  
Courtesy Bus  
Basement  
Fiber Optic

### Setting

Commercial Area  
Urbanisation  
Close To Shops  
Close To Town  
Close To Schools  
Town

### Furniture

Part Furnished

### Parking

Underground  
Private  
Covered  
More Than One  
Energy Rating

C

### Climate Control

Air Conditioning  
Fireplace

### Condition

Excellent

### Kitchen

Fully Fitted

### Utilities

Electricity  
Drinkable Water  
Photovoltaic solar panels

### CO2 Emission Rating

B

### Views

Panoramic  
Country

### Pool

Room for Pool

### Garden

Private

### Category

Investment  
Contemporary