



Property type : Detached Villa

Location : Coín

Bedrooms : 3

Bathrooms : 2

Swimming pool : Private

Garden : Private

Orientation : South

Views : Mountain views

Parking : Closed Garage

House area : 215 m²

Plot area : 609 m²

- ✓ Fitted wardrobes
- ✓ Utility room
- ✓ Airconditioning

- ✓ Storage room
- ✓ Terrace

- ✓ Lift
- ✓ White goods

Connect with nature in these beautiful 3-storey villas on the outskirts of Coín. The large floor to ceiling window on the ground floor provides so much light that you could easily forget if you are inside or out, in the living room or on the terrace. It is a feeling of total continuity. In every space of the home, you can feel the connection with the natural environment, the garden, the terrace, the landscape, whilst taking in the breathtaking views.

The design is inspired by the transparent waters of a crystalline river and helps you appreciate the beauty and the connection with the natural environment in every corner of the home. Its cubic and modular shape provides large open spaces that help you lead a comfortable and relaxed life.

The Basement level provides both vehicle and pedestrian access to the house, parking area, machine room and the lift (elevator).

The Ground Floor has the living room, kitchen-diner, and guest WC, plus a covered terrace and swimming pool outside.

The Top Floor is where the bedrooms are, all with fitted wardrobes. The main bedroom has an ensuite bathroom, dressing room and covered terrace. The other two bedrooms have fitted wardrobes and a covered terrace with access to a shared bathroom.

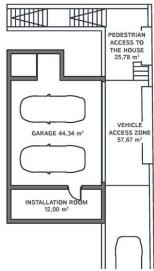
The garden will be landscaped with decorative plants, further adding to the appeal of the property.

The design of the villa will be adjusted to the client's taste. The location of the property can be chosen from the amongst the currently available plots and the house fixtures can be chosen from one of three different standard packages, though this can also be adapted to the client's preference.





BASEMENT

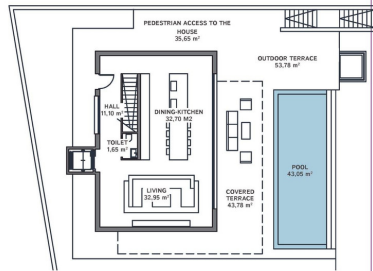


GENERAL:

Floor	600.00 m ²
Basal area	275.75 m ²
Constructed area	265.42 m ²
Total built area	560.21 m ²
Covered	272.25 m ²
Pool	36.75 m ²
Access area	55.19 m ²
Outdoor terrace	55.19 m ²
Covered Parking Spaces	2 ud
Uncovered Parking Spaces	1 ud

The information contained in this document is for guidance only and has no contractual value.

GROUND FLOOR

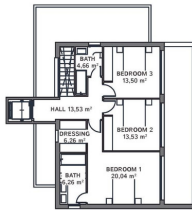


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TOP FLOOR



GENERAL:

Floor	600.00 m ²
Basal area	275.75 m ²
Constructed area	265.42 m ²
Total built area	560.21 m ²
Covered	272.25 m ²
Pool	36.75 m ²
Access area	55.19 m ²
Outdoor terrace	55.19 m ²
Covered Parking Spaces	2 ud
Uncovered Parking Spaces	1 ud

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OUTDOOR AND INDOOR LIGHTING		GOLD PLUS			
LIVING ROOM AND BEDROOMS	HALL AND STEPS	KITCHENS BATHROOMS AND TOILETS	TERRACES	ACCESS AND OUTDOORS	OTHER ROOMS
<p>Recessed lamp ceiling Brand: ELMC Model: PTC2 8x 900 lum.</p> <p>Coffin Monochrome LED strip Brand: ELMC Model: PTC2 8x 900 lum.</p> <p>Emergency lamp Brand: GIGALUX Model: ZPER</p>	<p>Recessed lamp ceiling Brand: ELMC Model: PTC2 8x 900 lum.</p> <p>Coffin Monochrome LED strip Brand: ELMC Model: PTC2 8x 900 lum.</p> <p>Emergency lamp Brand: GIGALUX Model: ZPER</p>	<p>Recessed lamp ceiling Brand: ELMC Model: PTC2 8x 900 lum.</p> <p>Coffin Monochrome LED strip Brand: ELMC Model: PTC2 8x 900 lum.</p> <p>Emergency lamp Brand: GIGALUX Model: ZPER</p>	<p>Wall lamp Brand: BAKITA Model: BAKITA 2x4 780 lum.</p> <p>Coffin Monochrome LED strip Brand: ELMC Model: PTC2 8x 900 lum.</p> <p>Emergency lamp Brand: GIGALUX Model: ZPER</p>	<p>Wall Recessed lamp wall Brand: BAKITA Model: BAKITA 8x 480 lum.</p> <p>Coffin Monochrome LED strip Brand: ELMC Model: PTC2 8x 900 lum.</p> <p>Emergency lamp Brand: GIGALUX Model: ZPER</p>	<p>Coffin Monochrome LED strip Brand: ELMC Model: PTC2 8x 900 lum.</p> <p>Emergency lamp Brand: GIGALUX Model: ZPER</p>