



**Property type :** Detached Villa

**Swimming pool :** No

**House area :** 243 m<sup>2</sup>

**Location :** Coín

**Plot area :** 600 m<sup>2</sup>

**Bedrooms :** 3

**Bathrooms :** 3

Exquisite, detached house nestled within a charming urbanization, a mere 10 minutes away from the picturesque town of Coín, 5 minutes from the prestigious Alhaurin Golf course, and just a 15-minute drive from the captivating coastline. This property embodies the epitome of spaciousness, brightness, and modern luxury.

As you step inside, you'll find that the house is thoughtfully distributed across its three floors to provide an ideal living experience. The ground floor provides you with a generously sized bedroom with fitted wardrobes and a conveniently located bathroom/utility room, ensuring comfort and accessibility.

Ascending to the first floor, you're greeted by an entrance hall, with an office setting the tone for the elegance that permeates throughout the house. The beautifully fitted kitchen flows seamlessly into the elegant and bright dining room, offering direct access to the outdoor terrace. The spacious and sunlit living room creates a welcoming atmosphere for gatherings. Adjacent to the living area is a versatile single bedroom/craft room. Additionally, a guest WC (with space for a shower) on this floor adds to the convenience and functionality of the layout.

Venture to the top floor, where you'll discover two more generously proportioned bedrooms, each boasting fitted wardrobes and private en-suite bathrooms. These splendid bedrooms open onto a sprawling balcony, providing breathtaking panoramic views of the Guadalhorce Valley. What better way to start your day than with such a magnificent vista?

Outside, the property truly shines with its well-maintained terraced garden that effortlessly combines beauty and ease of upkeep. The inviting swimming pool promises refreshing dips on hot summer days, while a charming open courtyard and a terrace create the perfect ambiance for relaxation and al fresco dining. It's an idyllic setting to bask in the beauty of summer evenings.

This villa is a testament to excellent construction, offering the latest in modern amenities. Underfloor heating ensures your comfort during the cooler months, while hot and cold air-conditioning guarantees the ideal temperature year-round. The heated swimming pool adds to your leisure options, allowing you to enjoy it even in the cooler seasons. Furthermore, a centralized music system has been seamlessly integrated into every room, providing a harmonious backdrop to your daily life.



