



**Property type :** Detached Villa

**Swimming pool :** Private

**House area :** 205 m<sup>2</sup>

**Location :** Coín

**Plot area :** 620 m<sup>2</sup>

**Bedrooms :** 4

**Bathrooms :** 3

✓ Airconditioning

Forecast completion to be agreed between buyer and seller. The property can also be sold as it is for 159.000 Euros. Within walking distance to two restaurants, 2 supermarkets and only a 2 minute car drive from the shopping centre La Trocha and Carrefour and offering great road access to Málaga and Marbella.

This 2 storey home comprises of 4 bedrooms (including a master with en suite bathroom and dressing room), 2 additional family bathrooms, one on the ground floor and another on the first floor, shared between two bedrooms. An open-plan fitted kitchen/diner, living room, a large terrace, private swimming pool, and private parking for two cars.

This home boasts of plenty of light as it will benefit from large, double-glazed windows offering amazing views.

Additional features: AC throughout, chlorine swimming pool, solar panels, fitted kitchen (excluding whitegoods) video entry intercom and automatic entrance gates.

In addition to the purchase price, 10% TAX will be applied to the buyer as it's a new build.

Incremental payment to be agreed between buyer and developer.

The vibrant town of Coín is a beauty with plenty of history and sights. As you arrive, you will drive through fields of orchards, oranges, lemons, olives, almonds and forests such as Alpujata, La Fuente, El Charco del Infierno and La Albuquerque. You will feel a world away from civilisation and indeed Coín is referred to as the town of three hundred orchards.

Coín has a rich history having been occupied by the Romans, when the town was known as Lacibis, then later as La Cobin, in the 1st century B.C.

There are many lovely squares, known as Plazas, where you can relax with a coffee, listen to the fountains and watch the world go by. Try Plaza de la Via or Plaza Alameda.

When occupied by the Moors, Coín was known as Dacuan and was an important town in the region. Although Coín's economy has largely relied on agriculture, it also has been a producer of marble and ceramics, perhaps you have heard the term 'green Coín'?

Coín is located 36km south-west of Málaga, at an altitude of 210 metres above sea level overlooking the stunning Guadalhorce Valle. The climate has mild winters and hot summers and more than a third of the days of the year are sunny. Its municipality has a population of 22,000 inhabitants and is one of the most beautiful towns in the region.



