

# BROMLEY ESTATES

*Marbella*



## HOUSE 6 BEDROOMS 4 BATHROOMS IN COIN

 Coin

REF# BEMR4597630 €750,000

BEDS

6

BATHS

4

BUILT

331 m<sup>2</sup>

PLOT

2238 m<sup>2</sup>

**\*\*Exclusive Property with Three Charming Homes on One Plot – A Perfect Investment Opportunity!\*\***

Welcome to this unique and versatile property, where three distinct residences come together on a single landscaped plot, offering an exceptional opportunity for a variety of lifestyles and investment possibilities. Situated in a tranquil and picturesque location, this property is fully registered and included in an AFO (Asimilado Fuera de Ordenación), ensuring peace of mind for the discerning buyer.

**\*\*House 1: A Spacious Family Retreat\*\***

- 3 Bedrooms (2 in the main part and 1 in the attached studio)
- 2 Bathrooms (1 in the main part and 1 in the attached studio)
- open plan kitchen / Lounge with Air Conditioning
- Pool
- Parking
- Separate access

The first residence has three well-appointed bedrooms, providing ample space for an extended family or

+34 952 939 460 · [info@bromleyestatesmarbella.com](mailto:info@bromleyestatesmarbella.com) Urbanizacion El Rosario, CN340, Km 188, Marbella, Malaga 29603

those who love to entertain. The two bathrooms add convenience and luxury, ensuring a comfortable and harmonious living experience.

### **\*\*House 2: Cozy Two-Bedroom Haven\*\***

- 2 Bedrooms
- 1 Bathroom
- modern kitchen with spotlights
- open plan dining room / lounge leading out to the terrace
- Central heating
- solar heated swimming pool
- parking
- electric gates
- Jacuzzi
- BBQ

The second home exudes coziness and charm, featuring two bedrooms and a thoughtfully designed bathroom. This dwelling is perfect for a family, a couple, or as an additional rental unit, providing flexibility and potential rental income.

### **\*\*House 3: One-Bedroom Gem\*\***

- 1 Bedroom
- 1 Bathroom
- Parking
- Separate access

The third residence is a charming one-bedroom haven, ideal for individuals seeking simplicity without compromising on comfort. This unit is perfect for a single occupant, a couple, or as an attractive rental option.

### **\*\*Key Features: \*\***

- All properties are included in an AFO, ensuring legal compliance.
- Thoughtfully landscaped common areas for relaxation and outdoor activities.
- Ample parking space for residents and guests.
- Proximity to essential amenities, schools, and recreational facilities.

### **\*\*Investment Potential: \*\***

This property offers a fantastic opportunity for various investment strategies, including long-term rentals, vacation rentals, or creating a multi-generational living arrangement. The flexibility of having three separate residences on one plot makes it a truly unique and versatile investment.

Don't miss out on this extraordinary property that combines convenience, legality, and potential for multiple income streams. Schedule a viewing today and imagine the possibilities that await in this charming trio of homes!

### **\*\*About Coín: \*\***

Coín is a charming town located in the Malaga province of Andalusia, Spain. Nestled in the picturesque Guadalhorce Valley, Coín offers a delightful mix of traditional Spanish ambiance and modern amenities. The town is renowned for its historical landmarks, including the Church of San Juan Bautista and the impressive

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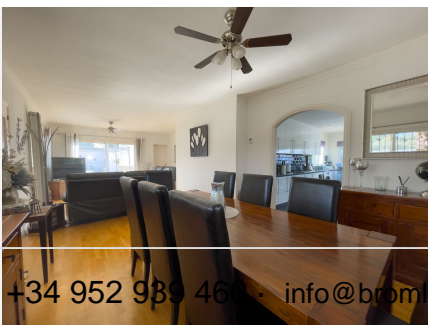
Alameda Park.

Coín is strategically situated in close proximity to both the Malaga Airport and the stunning Costa del Sol. The Malaga Airport is approximately 35 kilometers (22 miles) northeast of Coín, making it easily accessible for both residents and visitors. Additionally, the town is situated about 30 kilometers (19 miles) inland from the Mediterranean coast, providing residents and tourists with the opportunity to enjoy the beautiful beaches and coastal attractions within a short drive.

With its rich history, scenic surroundings, and convenient location, Coín serves as an ideal destination for those seeking a blend of cultural experiences and access to the vibrant coastal region of Malaga.

The Real Estate Agent, acting on behalf of the vendor, provides these particulars as a guide for potential purchasers and not as an offer or contract in in any form. Reasonable efforts have been made to ensure the accuracy of the information provided, but potential purchasers are advised to verify each statement through inspection, searches, inquiries, and surveys.

In compliance with RD of the Junta de Andalucía 218/2005 of October 11, it is reported that the price does not include the expenses derived from the purchase of real estate according to current laws: notarial, registration, ITP, etc. expenses. The data presented is merely informative and has no contractual value. The offer is subject to errors, changes in price, availability and/or withdrawal from the market without prior notice.



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