

# BROMLEY ESTATES

*Marbella*



## HOUSE 2 BEDROOMS 2 BATHROOMS IN COIN

 Coin

REF# BEMR4716529 €299,950

BEDS

2

BATHS

2

BUILT

99 m<sup>2</sup>

PLOT

3938 m<sup>2</sup>

### **\*\*Property Description:\*\***

#### **EXCLUSIVE TO US**

**\*\*Inviting Living Spaces:\*\*** Step into a bright and airy lounge area, boasting abundant natural light that streams in through large patio doors. Perfect for relaxing or entertaining, this space offers a seamless transition to a terrace showcasing stunning mountain vistas.

**\*\*Modern Kitchen:\*\*** The property features a well-appointed kitchen equipped with all the essentials for culinary enthusiasts. Fitted with modern appliances, it offers functionality and style.

**\*\*Comfortable Bedrooms:\*\*** Retreat to two cozy bedrooms, providing ample space for rest and relaxation.

**\*\*Convenient Facilities:\*\*** Alongside a full bathroom, the property includes an additional toilet for added convenience. A semi-sotano serves as a practical area for laundry tasks and storage needs.

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

- Three water sources: mains water, well water, and irrigation water.
- Mains electricity supply.

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- Eco-friendly solar panels for hot water, backed by an automated boiler system.
- Air conditioning for climate control.
- Double glazed windows for insulation.
- Two separate entrances for added accessibility.
- AFO already in place.
- High-speed fiber optic internet connection with Movistar.
- Carport for vehicle shelter.
- Move-in ready condition, no renovation required.

## **\*\*Land Details:\*\***

- Expansive plot spanning approximately 3938m2.
- Landscaped with ornamental gardens and lawn areas.
- Various fruit trees planted for added charm and utility.

## **\*\*Location:\*\***

- 5 minutes outside of Coín town.
- Close to the A-366.
- 30 minutes from Malaga Airport.
- 35 minutes to the coast.

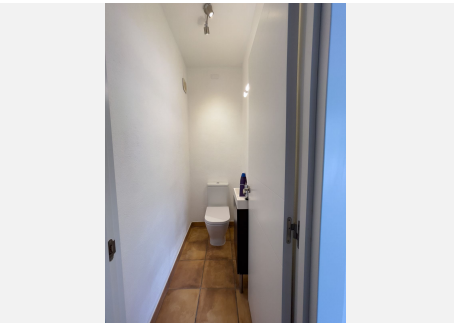
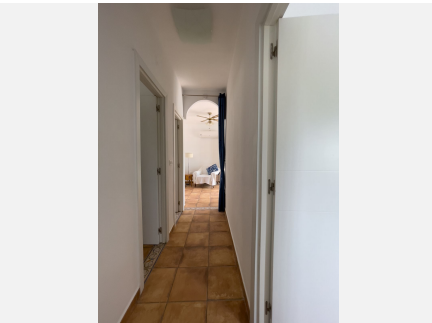
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In compliance with RD of the Junta de Andalucía 218/2005 of October 11, it is reported that the price does not include the expenses derived from the purchase of real estate according to current laws: notarial, registration, ITP, etc. expenses. The 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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