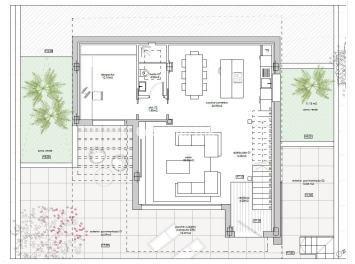
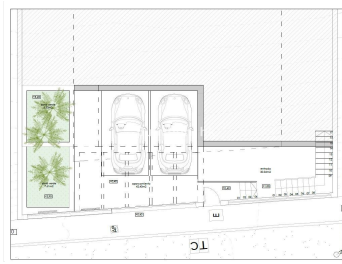
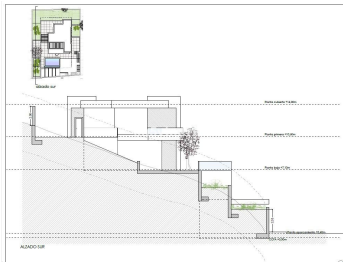


# BROMLEY ESTATES

*Marbella*



## PLOT BEDROOMS BATHROOMS IN COIN

 Coin

REF# R5351254 €119,000

BEDS

BATHS

BUILT

PLOT

m<sup>2</sup>

412 m<sup>2</sup>

Urban plot in Sierra Chica (Coín) of 412 sqm, including an officially approved project for a detached villa with private swimming pool. Located in a fully developed residential area with all utilities available (water, electricity, sewage, street lighting). Project for a 2-storey villa plus basement and private pool, ready to reactivate the building license and start construction.

### ???? Location & Surroundings

The plot is located in Sierra Chica Urbanization, Coín (Málaga), a growing residential area with good connections and a ???? environment.

Asphalted roads, pavements and street lighting

Area of detached single-family homes

Direct vehicle access to the plot

Fully serviced area (water, electricity, sewage)

# BROMLEY ESTATES

*Marbella.*

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## ???? Plot Features

Plot size: 412.68 sqm

Urban land (consolidated urban area)

Use: Residential (detached villa)

Buildability: approx. 215.74 sqm (buildable area)

???? Ready to build – no further urban development required.

????? PROJECT INCLUDED

The property includes a fully approved architectural project for a detached villa with swimming pool, representing significant savings in time and costs.

Approved by the Official College of Architects of Málaga

Detached single-family villa

2 floors + basement

Private swimming pool

## ???? Layout of the Projected Villa

Basement:

Garage for 2 cars

Ground Floor:

Spacious living room

Open-plan kitchen & dining area

Bathroom

Office

Covered porch

First Floor:

Master bedroom

Walk-in wardrobe

Bathroom

Laundry room

2 terraces

???? Modern, functional home designed for comfortable family living

## ???? Project Surfaces

Built area (above ground): approx. 152 sqm

Basement: approx. 46 sqm

Total built area: approx. 205 sqm

Swimming pool: 12.5 sqm

Additionally:

Garden areas

Large terraces and outdoor spaces

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# BROMLEY ESTATES

*Marbella*

?? Technical Specifications & Quality

Reinforced concrete structure

Thermal and acoustic insulation compliant with Spanish building regulations (CTE)

PVC exterior carpentry

Double glazing

Solar energy system for hot water

Energy efficiency compliant

???? Project designed to meet current regulations and energy efficiency standards

