

# BROMLEY ESTATES

*Marbella*



## HOUSE 3 BEDROOMS 2 BATHROOMS IN COIN

 Coin

REF# R5412289 €479,950

BEDS

3

BATHS

2

BUILT

176 m<sup>2</sup>

PLOT

415 m<sup>2</sup>

Modern Upgraded Villa (Built 2020) with Heated Pool, Mountain Views & Exceptional Outdoor Living

This beautifully presented 3-bedroom, 2-bathroom villa, built in 2020, is located within one of the most sought-after gated communities between Alhaurín el Grande and Coin. Set in a peaceful countryside environment, the property still benefits from excellent access to Málaga Airport, Marbella and Fuengirola, all within around 30 minutes, offering an ideal blend of tranquillity and convenience.

The home has been designed with modern living in mind, featuring a bright open-plan layout that flows naturally onto a south-facing terrace. From here, there are uninterrupted views across the Sierra de Mijas mountains and surrounding Andalusian countryside. A private heated swimming pool completes the outdoor space, creating an area that can be enjoyed comfortably throughout the year.

The current owners have made a series of thoughtful improvements that enhance both the practicality and comfort of the property. Outside, all grassed areas have been replaced with matching quality tiling, creating a clean, low-maintenance finish throughout. A one-metre planting border has been added around the entire

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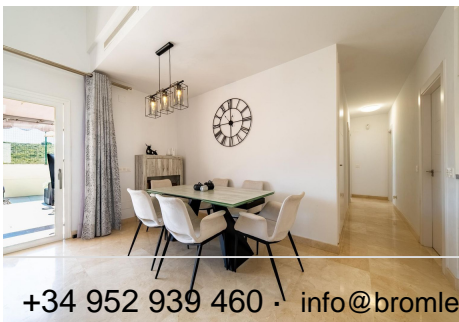
*Marbella.*

house, softening the space and providing room for mature landscaping. Both rear corners of the garden have been extended and fully tiled, with one side prepared for the installation of an outdoor kitchen, and the other housing a dedicated pool equipment area with solar water heating installed on the roof. The pool has also been improved with corner steps and a handrail, making access easier and safer. At the front of the property, the entrance steps have been redesigned with a longer rise to improve ease of access, particularly for those with reduced mobility.

Inside, further upgrades include a washer-dryer replacement from the original specification, the installation of a water softener system, and an upgraded zoned air-conditioning system allowing independent temperature control in each room, improving both comfort and energy efficiency.

The property sits within a well-maintained gated community that offers excellent shared facilities, including a large communal swimming pool, a clubhouse and a beautiful lake running through the development. The setting is quiet and green, with a strong sense of community while still being close to nearby towns and the coast.

Homes of this standard, particularly modern builds with extensive upgrades already completed, are rarely available in this location. Viewing is highly recommended to fully appreciate what is on offer.



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