



# Detached Villa in Coín

Price € 850,000

Bedrooms	3
Bathrooms	2
Build Size	215 m <sup>2</sup>
Plot Size	824 m <sup>2</sup>

## SETTING

- ✓ Close To Shops
- ✓ Close To Town

## ORIENTATION

- ✓ South

## CONDITION

- ✓ Excellent

## POOL

- ✓ Private

## CLIMATE CONTROL

- ✓ Air Conditioning

## VIEWS

- ✓ Mountain
- ✓ Country
- ✓ Urban
- ✓ Street

## FEATURES

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom

## FURNITURE

- ✓ Optional

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Private
- ✓ Landscaped
- ✓ Easy Maintenance

## PARKING

- ✓ Garage
- ✓ Street
- ✓ Private

## UTILITIES

- ✓ Electricity
- ✓ Drinkable Water

## CATEGORY

✓ Off Plan

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Connect with nature in these beautiful 3-storey villas on the outskirts of Coín. The large floor to ceiling window on the ground floor provides so much light that you could easily forget if you are inside or out, in the living room or on the terrace. It is a feeling of total continuity. In every space of the home, you can feel the connection with the natural environment, the garden, the terrace, the landscape, whilst taking in the breathtaking views.

The design is inspired by the transparent waters of a crystalline river and helps you appreciate the beauty and the connection with the natural environment in every corner of the home. Its cubic and modular shape provides large open spaces that help you lead a comfortable and relaxed life.

The Basement level provides both vehicle and pedestrian access to the house, parking area, machine room and the lift (elevator).

The Ground Floor has the living room, kitchen-diner, and guest WC, plus a covered terrace and swimming pool outside.

The Top Floor is where the bedrooms are, all with fitted wardrobes. The main bedroom has an ensuite bathroom, dressing room and covered terrace. The other two bedrooms have fitted wardrobes and a covered terrace with access to a shared bathroom.

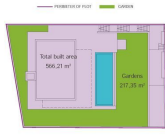
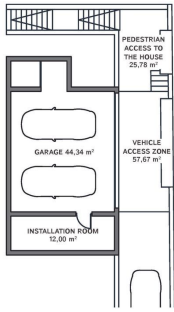
The garden will be landscaped with decorative plants, further adding to the appeal of the property.

The design of the villa will be adjusted to the client's taste. The location of the property can be chosen from the amongst the currently available plots and the house fixtures can be chosen from one of three different standard packages, though this can also be personalised according to the client's preference.

[View Property Online](#)

# GALLERY

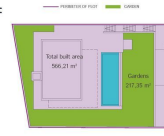
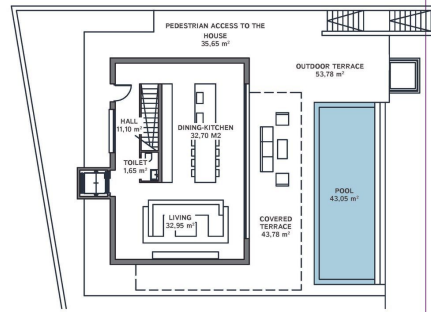
## BASEMENT



GENERAL:

Plot	600.00 m <sup>2</sup>
Build area	276.75 m <sup>2</sup>
Constructed area	205.42 m <sup>2</sup>
Total built area	205.42 m <sup>2</sup>
Gardens	345.58 m <sup>2</sup>
Pool	36.75 m <sup>2</sup>
Access ways	161.71 m <sup>2</sup>
Outdoor terraces	92.78 m <sup>2</sup>
Covered Parking Spaces	2 ut
Uncovered Parking Spaces	1 ut

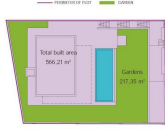
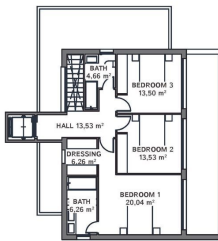
## GROUND FLOOR



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Plot	600.00 m <sup>2</sup>
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## TOP FLOOR

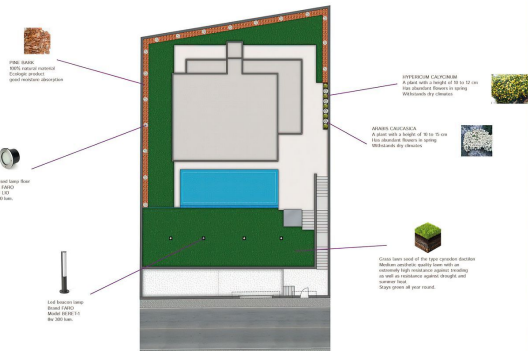


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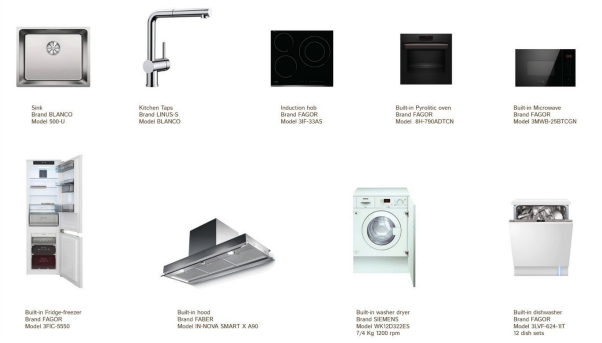
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OUTDOOR AND INDOOR LIGHTING		GOLD PLUS			
LIVING ROOM AND BEDROOMS	HALL AND STEPS	KITCHENS, BATHROOMS AND TOILETS	TERRACES	ACCESS AND OUTDOORS	OTHER ROOMS
<p>Recessed lamp ceiling Brand FACOR Model HYDE for 900 lum.</p> <p>Ceiling Microframe LED strip Mounted in the aluminum profile COOLIN</p> <p>Emergency lamp Brand DIALUX Model ZNER</p>	<p>Recessed lamp ceiling Brand FACOR Model HYDE for 900 lum.</p> <p>Hill lamp Brand FACOR Model COTTON for 900 lum.</p> <p>Emergency lamp Brand DIALUX Model ZNER</p>	<p>Kitchen and Bath:</p> <p>Ceiling lamp Brand MANTIA Model SANCHE 2x40 2400 lum.</p> <p>Toilet: Recessed lamp ceiling Brand FACOR Model HYDE for 900 lum.</p> <p>Emergency lamp Brand DIALUX Model ZNER</p>	<p>Wall lamp Brand MANTIA Model KANIANCHU 2x40 180 lum.</p> <p>Ceiling Microframe LED strip Mounted in the aluminum profile COOLIN</p>	<p>Wall: Recessed lamp wall Brand MANTIA Model SANCHE-R for 900 lum.</p> <p>RMB: Recessed lamp wall Brand FACOR Model SEMA-2 for 90 lum.</p>	<p>Ceiling lamp Brand SILEXO Model OUTDOOR 2x40 2400 lum.</p> <p>Ceiling lamp Brand SILEXO Model ARMA 7L</p> <p>Emergency lamp Brand DIALUX Model BEELED and URA01</p>

## GARDENING



## KITCHENS



## GARDENING

### Feeling the aroma and color of a flower every dawn is joy, love, pleasure.

In Villa A la Carta we have designed the gardening with the necessary amount of trees to shelter the house, joy and pleasure of nature in our living spaces. Plants, which could be kept inside the house, to give color to the environment and harmony. Especially, flowers are beautiful, aromatic and bring joy. All these reasons we have selected different plants to bring joy to all corners in each season of the year.

ILLUMINATION AND IRRIGATION	VEGETATION
<p>Recessed lamp ceiling Brand FACOR Model HYDE for 900 lum.</p> <p>Ceiling Microframe LED strip Mounted in the aluminum profile COOLIN</p> <p>Emergency lamp Brand DIALUX Model ZNER</p>	<p>Garden plants:</p> <p>Garden plant: SPHERICAL CALCIUM A plant with a height of 10 to 15 cm. This decorative flower is very resistant to dry climates.</p> <p>Garden plant: WOOD CHIPS A plant with a height of 10 to 15 cm. This decorative flower is very resistant to dry climates.</p> <p>Decorative: FIBRE BARK Fibre bark material to use in garden design.</p>



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