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Land

Coín



Rooms: 0	Bathrooms: 0	M²: 0	Price: 98,000 €
Status: Sale	Property Type: Land	Reference: R5351254	Publish date: 01.06.26

Overview: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) ???? 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 □□ 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

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Features: