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Terrain

Coín



Chambres: 0	Salles de bains: 0	M²: 0	Prix: 98 000 €
Statut: Vente	Type de propriété: Terrain	Référence: R5351254	Publish date: 01.06.26

Vue d'ensemble: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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Caractéristiques: