



## Plot in Coín

Bedrooms **0** Bathrooms **0** Built **0m<sup>2</sup>** Plot **412m<sup>2</sup>**

**R5351254** **Plot** **Coín** **98.000€**

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