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luxury-realty.com



COÍN

1 300 000 €

# ■■■■■ ■ Coín

■■■■■■■■ R5043535

| 4 | 4 | 318 m² | 15 548 m² | 200 m² |
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Discover this breathtaking equestrian estate, where refined living meets premium horse facilities, set against a stunning backdrop of rolling hills and panoramic views of the majestic Sierra de las Nieves. A rare opportunity for those seeking tranquility, exclusivity, and a deep connection with nature and horses. The estate features a 60 x 20 meter dressage riding arena, covered with a high-quality textile surface for optimal year-round use. The stable complex includes two 4 x 3 stables and two 4 x 4 foal suites, all from the renowned German brand Röwer & Rüb, with high-quality stable matting throughout the entire horse area. Adjacent to the stables is a professional horse wash bay with a swing-arm shower and a well-organized tack room, complete with a small kitchenette and running water. There are also covered field shelters for the horses, offering comfort and protection in all seasons. The property is equipped with an OCA license for five horses, making it ideal for private equestrian use or a boutique horse operation. With 1,300 m² of riding space and uninterrupted views over the green hills, the setting is nothing short of spectacular. Modern security features have been thoughtfully integrated into the estate, including a comprehensive security system with surveillance cameras strategically placed around the property. These WiFi-enabled cameras provide real-time monitoring and remote access via a secure app, ensuring peace of mind and enhanced safety for residents and visitors alike. The estate's security system also includes motion detectors, alarm sensors, and automated lighting, all controlled through a centralized smart home system, allowing seamless management of security protocols from anywhere. The fully renovated main residence spans 199 m² and blends timeless Mediterranean character with contemporary luxury. The expansive living room features a cozy wood-burning stove and flows into a modern open-plan kitchen with a generous cooking island and a ceiling-integrated extractor fan. The dining area, with seating for 12 guests, is perfect for entertaining and has a guest toilet nearby. A large accordion-style sliding door connects seamlessly with the landscaped pool garden, inviting outdoor living and relaxation. In the heart of the enclosed patio lies a luxurious 47 m² swimming pool, surrounded by three custom-built masonry sun loungers that add a stylish touch to this private oasis. A private gym with large windows overlooks the pool area, offering a perfect space for health and fitness with a view. The main house offers two spacious bedrooms, each with a luxurious ensuite bathroom. The master suite includes a second wood-burning stove, an elegant ensuite, and a large walk-in wardrobe that could easily be converted into a third bedroom. Behind the wardrobe is a practical laundry room. The entire house has been finished to an exceptional standard and features a discreet wall-integrated air conditioning system for year-round comfort. A separate 70 m² guest house sits on the property, providing a private and stylish retreat for visitors or staff. It features a bright living room, fully equipped kitchen, two bedrooms, and one bathroom, all finished to match the quality and comfort of the main residence. Ample storage is available throughout the estate, including multiple sheds, a garage, and covered spaces ideal for equipment or vehicle storage. The estate enjoys an excellent location just five minutes from the shopping mall in Coín, where you'll find supermarkets, restaurants, and essential services. It's also five minutes from the main road connecting Marbella to Campanillas, and only 30 minutes from Málaga Airport, offering convenient access for both daily living and international travel. Despite its peaceful and private setting, 75% of the access roads are paved, ensuring smooth and reliable year-round access. Water provision is generous and secure, with connection to both mains and canal water, as well as a private 15,000-liter water storage tank. This exceptional Andalusian property offers the perfect balance of high-end rural living and professional-grade equestrian facilities, set in the sun-drenched countryside with panoramic views and ultimate privacy. The integrated security system with WiFi cameras ensures safety and peace of mind, making this estate a truly secure and luxurious sanctuary for discerning buyers seeking luxury, space, and the freedom of country life.

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