EK
ARBAT ESTATES

Sales - House - Coín

699.000€

www.arbatestates.com
+34 606 84 36 45
+34 602 51 80 97
info@arbatestates.com











Ref.-ID: R5362000

Coín

House

Community: 300 EUR / year

IBI: 1,210 EUR / year

5 **3.5** **325 m2** **706 m2**

A Home Designed for Living, Not Compromise Step into a property that genuinely adapts to your lifestyle. Offering 325m² of living space on a 706m² plot, this is a home where space, comfort, and practicality come together effortlessly. --- Why This Home Stands Out This isn't just about size—it's about how the space works for you. Whether you're a growing family, have regular guests, or simply want room to breathe, the layout gives you flexibility without sacrificing connection. You can enjoy separate living zones when needed, yet still feel part of one cohesive home. The indoor-outdoor flow is exactly what buyers are looking for in southern Spain—bright interiors opening straight onto a private terrace and pool area, making everyday living feel like a holiday. --- Thoughtfully Designed Layout Ground Floor – Everyday Living Made Easy • 3 Bedrooms, including a spacious master suite with dressing area, en-suite, and terrace access • 2 Bathrooms • Open-plan lounge and kitchen filled with natural light • Direct access to the terrace, pool, and entertaining space Upper Floor – Space to Unwind • 2 Additional Bedrooms • 1 Bathroom + guest toilet • Large private lounge with terrace – ideal as a second living area • Fully equipped kitchen • Utility room • Office / storage space --- Features That Add Real Value • Jacuzzi – your own relaxation space at home • Swimming Pool – perfect for long summers and entertaining • Solar system with inverter + 2 × 3kW batteries ⚡ – lower energy bills and future-ready living • Double glazing – comfort and efficiency all year round • Ample parking with EV charger – practical for modern lifestyles --- Location That Makes Life Easier • Walking distance to La Trocha commercial centre ?♂? • Close to restaurants, pharmacy, and everyday amenities ?? • Easy access to public transport ?? Everything you need is within reach—no compromise between convenience and lifestyle. --- Why Buy This Property? Because it offers something rare: a home that grows with you. It's spacious without feeling overwhelming, versatile without being complicated, and comfortable without needing compromise. You're not just buying square metres—you're buying privacy, flexibility, energy efficiency, and a lifestyle centred around space and ease. --- Get in touch with us to arrange your viewing—homes with this level of practicality and comfort are hard to find. The Real Estate Agent, acting on behalf of the vendor, provides these particulars as a guide for potential purchasers and not as an offer or contract in in any form. Reasonable efforts have been made to ensure the accuracy of the information provided, but potential purchasers are advised to verify each statement through inspection, searches, inquiries, and surveys. In compliance with RD of the Junta de Andalucía 218/2005 of October 11, it is reported that the price does not include the expenses derived from the purchase of real estate according to current laws: notarial, registration, ITP, etc. expenses. The data presented is merely informative and has no contractual value. The offer is subject to errors, changes in price, availability and/or withdrawal from the market without prior notice.

Setting
- ✔ Town
- ✔ Urbanisation

Condition
- ✔ Good Condition

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Mountain Views
- ✔ Pool Views

Features
- ✔ Covered Terrace
- ✔ Private Terrace
- ✔ WiFi
- ✔ Guest Apartment
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Jacuzzi
- ✔ Barbeque
- ✔ Double Glazing

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Security
- ✔ Entry Phone

Parking
- ✔ Multiple Parking Spaces
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Photovoltaic solar panels

Category
- ✔ Resale