EK
ARBAT ESTATES

**Sales - Apartment - Coín**

**165.000€**

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











**Ref.-ID: R5417908**

**Coín**

**Apartment**

**Community: 1,560 EUR / year**

**IBI: 208 EUR / year**

**1** **1** **61 m2**

Fabulous Lock-and-Leave Penthouse Apartment . Communal swimming pool . Beautiful stream running alongside the development . Private roof solarium . Conveniently located between Coín and Monda . Charming and peaceful setting This delightful penthouse apartment is situated within a unique urbanisation that was once a historic marble mill. Remnants of its fascinating past can still be found throughout the beautifully maintained gardens, adding character and charm to the surroundings. The gentle stream that flows adjacent to the property creates a tranquil atmosphere, complemented by birdsong and lush greenery. Property Details A private terrace at the front of the property welcomes you home and provides the perfect spot to relax with an evening drink while listening to the soothing sound of the stream. Double doors open into a bright and inviting living room, featuring a central fireplace as its focal point. The living area benefits from a second set of French doors opening to the side of the property, complete with a charming Juliet balcony that allows plenty of natural light to flood the space. The kitchen is centrally positioned within the apartment, offering practical access to all living areas. The spacious master bedroom is located at the rear of the property and enjoys French doors that enhance the sense of light and space. The bathroom is conveniently situated adjacent to the bedroom. A staircase from the lounge leads to the private roof solarium. This exceptional outdoor space is a true sun-lover’s paradise—private, peaceful, and bathed in sunshine throughout the day. From here, you can enjoy lovely views across the surrounding countryside and fields. The attractive communal swimming pool is located at the heart of the urbanisation and is just a short stroll away. Surrounded by mature subtropical planting, the pool area provides a picturesque setting for relaxation and leisure. The property is also sold with a private storage room. Outdoor Areas Communal gardens Communal swimming pool Private roof solarium Views Countryside views Stream views Access Excellent access throughout the year. The Listing Agent, acting on its own behalf and on behalf of the Vendor, gives notice that: The information provided is for general guidance only and does not constitute an offer, contract or contractual representation. While every effort is made to ensure accuracy, information may contain errors or omissions and may be changed or withdrawn without notice. Prospective purchasers should independently verify all information, measurements, boundaries, condition, services, permits and legal status through their own inspections, searches, surveys and legal advisers. The Agent and Vendor accept no responsibility for statements or information provided, and no representation or warranty is given regarding the property's condition, installations, appliances or services. Photographs are for illustrative purposes only, are the exclusive property of Grapevine Properties S.L, and may not show all areas of the property. Measurements and distances are approximate and based on available documentation. References to alterations, extensions or permitted uses do not confirm that all necessary licences or permissions have been obtained. All purchase-related taxes and costs are payable by the purchaser and are not included in the sale price. These may include VAT or ITP, AJD, Notary, Land Registry and legal fees, as applicable. Estate agency fees are included in the advertised sale price.

**Setting**
- ✔ Urbanisation

**Condition**
- ✔ Good Condition

**Pool**
- ✔ Communal Pool

**Views**
- ✔ Country Views

**Features**
- ✔ Private Terrace
- ✔ Storage Room

**Furniture**
- ✔ Not Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water

**Category**
- ✔ Resale