EK
ARBAT ESTATES

Sales - House - Coín

545.000€

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Ref.-ID: R5461279

Coín

House

IBI: 632 EUR / year

Rubbish: 156 EUR / year

3 **2** **179 m2** **2222 m2**

Exclusive Villa with AFO, Mains Water and a 2,222 m² Plot – A Rare Gem in Coín. One of the greatest highlights of this property: it already benefits from an AFO (Asimilado Fuera de Ordenación), a highly valuable feature in Spain that provides additional legal security and can make financing and future resale significantly easier. Located just a few minutes from the popular La Trocha Shopping Centre in Coín, yet surrounded by peace and nature, this beautifully maintained villa offers 184 m² of living space on a fully fenced 2,222 m² plot. The landscaped garden is a true Mediterranean oasis, featuring a variety of fruit trees, a vegetable garden and plenty of outdoor space to relax and enjoy complete privacy. A charming terrace at the front of the house is the perfect place for breakfast in the morning sun or unforgettable dinners with family and friends on warm summer evenings. Built to a high standard, the villa is spread over two floors and combines quality craftsmanship with a stylish design and a practical layout. The ground floor offers a bright and spacious living room with a fireplace and hot & cold air conditioning, two comfortable bedrooms, a modern bathroom with a large walk-in shower, and a beautifully designed fully fitted kitchen with high-quality appliances and direct access to the garden. Upstairs, you will find a private master suite featuring a generous bedroom, a stunning newly renovated en-suite bathroom and access to its own private terrace overlooking the surrounding countryside. For year-round comfort, every bedroom as well as the living room is equipped with hot and cold air conditioning. Additional features include: • AFO in place • Mains water connection • Solar hot water system • Photovoltaic solar panels for electricity • 5,000-litre water storage tank • 27 m² garage • Video surveillance at the entrance gate • Large 10-metre storage container • 4 × 3 metre above-ground swimming pool • Fully fenced plot This exceptional villa combines everything today’s buyers are looking for: an excellent location, quality construction, privacy, modern energy-efficient features and, above all, the added value and peace of mind of an existing AFO, making it a truly rare opportunity. A move-in-ready home full of charm, character and quality. Contact us today to arrange your private viewing and discover this exceptional property for yourself.

Setting
- ✔ Country
- ✔ Commercial Area
- ✔ Village
- ✔ Close To Shops
- ✔ Close To Town

Orientation
- ✔ South East Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition

Climate Control
- ✔ Air Conditioning
- ✔ Fireplace

Views
- ✔ Mountain Views
- ✔ Country Views
- ✔ Garden Views
- ✔ Courtyard Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Double Glazing

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden
- ✔ Landscaped Garden
- ✔ Easy Maintenance Garden

Security
- ✔ Gated Complex

Parking
- ✔ Garage
- ✔ Covered Parking
- ✔ Open Parking
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Photovoltaic solar panels
- ✔ Solar water heating

Category
- ✔ Holiday Homes
- ✔ Investment
- ✔ Resale