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

Sales - Apartment - Coín

259.999€











Ref.-ID: R5534005 **Coín** **Apartment**

Community: 468 EUR / year **IBI: 200 EUR / year** **Rubbish: 120 EUR / year** **3** **2** **107 m2**

This stunning 105 m² fourth-floor apartment with a lift offers three double bedrooms, two full bathrooms, and an elegant kitchen-diner. Thanks to a comprehensive interior design project and exceptional build quality, this property stands out clearly well above the market average in Coín. The difference is clear from the very first step, as you walk through a solid iroco wood entrance door featuring an internal steel sheet and a security lock. A total reconstruction from the ground up This is no cosmetic makeover: the property was completely gutted to be rebuilt from scratch. It features new smooth-wall partitioning, acoustic insulation on the bedroom walls adjoining neighbors, double-glazed windows, renewed plumbing, and a modern electrical installation with a main consumer unit and high-end fittings. Invisible comfort that guarantees absolute peace and quiet. Bespoke joinery and noble materials The sense of spaciousness and visual continuity is defined by large-format porcelain flooring, identical and uninterrupted throughout the entire home. The interior joinery sets another standard: extra-tall solid wood doors in custom dimensions, matching skirting boards, and three fully fitted built-in wardrobes, all custom-made by a master carpenter. Furthermore, the hallway was designed wider than usual to ensure smooth, unhindered movement throughout the home. Designer kitchen and styling details The kitchen-diner combines sleek aesthetics with everyday functionality: custom-designed units by local manufacturer Nexo Küchen, a Silestone worktop, high-end appliances, and a concealed unit that completely integrates and hides the washing machine and tumble dryer. In the bathrooms, the theme continues with bespoke furniture and designer Ramón Soler brassware. Equipment and comfort: Split air conditioning units in the living room, kitchen, and master bedroom. Motorized electric blinds in the living room and master bedroom. Decorative LED lighting in the living area. Mosquito nets in all windows. Located right in the heart of Coín, directly opposite the Día and Lidl supermarkets, with schools, shops, and amenities within walking distance, and very close to the motorway links. Furthermore, just a few steps away you can enjoy the impressive Parque Leonor Princesa de Asturias, a green space ideal for relaxation that also provides access to the fantastic Senda Fluvial del Guadalhorce. A property ready to move into, designed for those seeking genuine quality and design.

Setting
- ✔ Town
- ✔ Commercial Area
- ✔ Close To Shops
- ✔ Close To Town
- ✔ Close To Schools

Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition
- ✔ Recently Renovated

Climate Control
- ✔ Air Conditioning

Views
- ✔ Urban Views
- ✔ Street Views

Features
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ WiFi
- ✔ Ensuite Bathroom
- ✔ Double Glazing

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Fully Fitted Kitchen
- ✔ Kitchen-Lounge

Security
- ✔ Electric Blinds
- ✔ Entry Phone

Parking
- ✔ Street Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water