



# Detached Villa in Coín

Price € 699,000

Bedrooms	5
Bathrooms	3.5
Build Size	325 m <sup>2</sup>
Plot Size	1031 m <sup>2</sup>

## SETTING

- ✓ Town
- ✓ Urbanisation

## CONDITION

- ✓ Good

## POOL

- ✓ Private

## CLIMATE CONTROL

- ✓ Air Conditioning

## VIEWS

- ✓ Mountain
- ✓ Pool

## FEATURES

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

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Private

## SECURITY

- ✓ Entry Phone

## PARKING

- ✓ More Than One
- ✓ Private

## UTILITIES

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Photovoltaic solar panels

## CATEGORY

- ✓ Resale

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□ Exclusive to us - A Home Designed for Living, Not Compromise □

Step into a property that genuinely adapts to your lifestyle. Offering 325m<sup>2</sup> of living space on a 706m<sup>2</sup> plot, this is a home where space, comfort, and practicality come together effortlessly.

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### 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.

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### 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

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### 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

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#### Location That Makes Life Easier

- Walking distance to La Trocha commercial centre ?σ?
- Close to restaurants, pharmacy, and everyday amenities ??
- Easy access to public transport ??

Everything you need is within reach—no compromise between convenience and lifestyle.

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#### 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.

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Get in touch with us to arrange your viewing—homes with this level of practicality and comfort are hard to find.

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# GALLERY







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