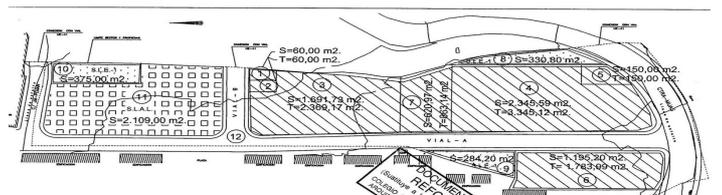
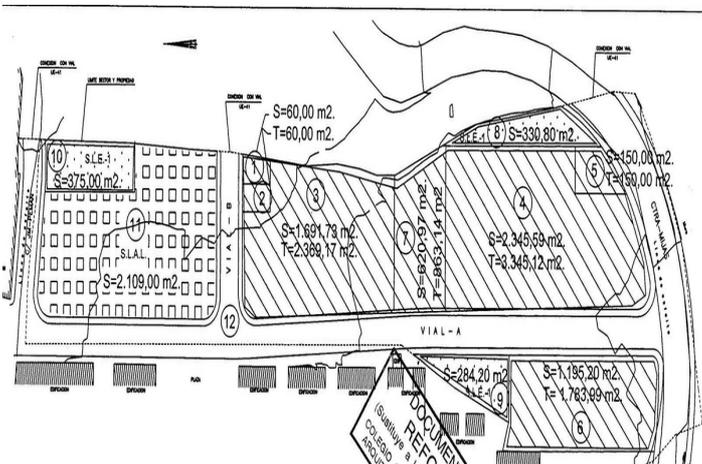




# Residentiele Percelen te koop in Coín, Coín

700.000 €

Referentie: R5226715 Plotgrootte: 1.195m<sup>2</sup> Perceelgrootte: 2.979m<sup>2</sup>





## Valle del Guadalhorce, Coín

COIN, MALAGA... INVESTORS AND BUILDERS ATTENTION! Large plot of land located in the town of Coín.

To be built: The building will have a ground floor (intended for commercial premises), first, second, third floors, and a penthouse level (Ground Floor + 1st + 2nd + 3rd + Penthouse), with a total of 22 apartments plus commercial premises on the ground floor.

This area is part of the expansion of the Coín municipal district, experiencing significant and fruitful development. It is very well connected to the entrances and exits to Málaga, Cártama, Alhaurín de la Torre, Ojén, and Marbella, approximately 23 km away. Two buildings have already been constructed, and this plot corresponds to the third building. It comprises 1,195.20 m<sup>2</sup> of land and is zoned as urban land with final approval from the Coín Town Hall. The corresponding Special Plan, Land Redistribution Project, and Urbanization Project have been prepared and finalized. All expenses, fees, and investment taxes related to the Urbanization Plan have been fully paid to date.

It has a buildable area above ground of 1,783.99 m<sup>2</sup> and a basement level of 1,195.20 m<sup>2</sup> designated for parking and storage. The building comprises a ground floor (for commercial premises), first, second, third, and penthouse levels (Ground Floor + 1st + 2nd + 3rd + Penthouses), with a total of 22 apartments plus commercial premises on the ground floor. Plans identifying the planned properties are attached; the project has been approved and has a Municipal Building Permit.

The land is free of any liens or encumbrances.

This price includes the municipal building permit, fees for the basic and detailed design, and other Urbanization expenses. We are open to offers.

It is also possible to consider a sale including an exchange, for example, of 30%, so that the investor would pay a significantly lower price and contribute some homes with their corresponding parking spaces to the sellers.



## Kenmerken:

### Extra's

Tillen  
Nabij transport

### Uitzicht

Panoramisch  
Stedelijk

### Ligging

Commercieel gebied  
Dicht bij winkels  
Dicht bij de stad  
Dicht bij scholen  
Dorp  
Mountain Pueblo

### Huidige Staat

Uitstekend

### Parkeergelegenheid

Ondergronds  
Bedekt

### Voorzieningen

Elektriciteit  
Drinkbaar water

### Categorie

Investering  
Off -plan  
Wederverkoop