

## Sales - Apartment - Coín

**155.000€**



**Ref.-ID: MIBGR5252431**

**Coín**

**Community: 240 EUR / year**

**IBI: 199 EUR / year**

**Rubbish: 86 EUR / year**



**3**



**1**



**95 m<sup>2</sup>**

Apartment for sale in Coín with an excellent location and great potential. Located in an area very close to the center, with all amenities close at hand (supermarkets, shops, schools, transportation, etc.), this bright apartment offers a magnificent opportunity for both living and investing. The property has a small south-facing balcony, which guarantees pleasant natural light throughout the morning. It is a 3-bedroom apartment with a spacious living room, a fully equipped kitchen with a laundry room, and a bathroom with a shower tray, located on the ground floor of a building without an elevator. Some renovations have been carried out, but it offers great potential to personalize it to your liking. It has been rented out for years and, due to high demand in the area, is an excellent investment option with a good return on investment (ROI) or an ideal opportunity for those looking to buy their first home. Please do not hesitate to contact us if you have any questions or would like to schedule a visit to discover firsthand everything this property has to offer. The price indicated does not include the costs inherent in the sale: taxes (ITP or VAT, as applicable), notary fees, property registration, and other related procedures. Nor does it include brokerage fees, which will be detailed to the client in advance as established by current regulations.

**Setting**  
 Village  
 Close To Shops

**Orientation**  
 South East

**Condition**  
 Good

**Views**  
 Urban  
 Street

**Features**  
 Near Transport  
 Satellite TV  
 WiFi  
 Utility Room  
 Fiber Optic

**Furniture**  
 Part Furnished

**Kitchen**  
 Fully Fitted

**Utilities**  
 Electricity  
 Drinkable Water  
 Telephone