Sales - House - Coín

399.500€











Ref.-ID: MIBGR5523268 **Coín** **House**

3 **2** **109 m2** **39 m2**

? Townhouse for Sale in Coín – Great Location and Comfortable Living Discover this charming townhouse in Coín, ideally located opposite La Trocha Shopping Centre, with excellent transport links and easy access to Málaga and the surrounding towns. The property stands out for its natural light, as all rooms are exterior-facing and enjoy pleasant views, creating bright, welcoming spaces throughout the home. It features a modern open-plan kitchen connected to the living room, offering a stylish and functional layout that creates a spacious, comfortable atmosphere, perfect for everyday living and entertaining. Outside, you can enjoy a small private garden plot, ideal for creating your own green space, planting your favourite flowers or even growing your own plants. The property also boasts a private solarium, perfect for relaxing and making the most of the wonderful Costa del Sol climate. The townhouse also benefits from access to a communal swimming pool, ideal for cooling off and enjoying the summer months. The property is sold fully furnished, with contemporary furniture, so you can move in and start enjoying your new home from day one. An excellent opportunity for anyone looking for a permanent home, a holiday retreat or an investment property in a well-connected area with amenities close at hand. ? Coín | Opposite La Trocha Shopping Centre | Excellent connections to Málaga and surrounding towns Come and discover your next home! The advertised price does not include taxes or additional costs. Property Transfer Tax (ITP) of 7% will apply, together with Notary fees (approximately 0.3%–0.5%) and Land Registry fees (approximately 0.1%–0.3%) of the purchase price. The amounts indicated are for guidance purposes only and may vary depending on the specific circumstances of each transaction. For this property, the estimated costs are as follows: Property Transfer Tax (ITP – 7%) Purchase price: €399,500 × 7% = €27,965 Notary fees (0.3%–0.5%) - Minimum: €399,500 × 0.3% = €1,198.50 - Maximum: €399,500 × 0.5% = €1,997.50 Land Registry fees (0.1%–0.3%) - Minimum: €399,500 × 0.1% = €399.50 - Maximum: €399,500 × 0.3% = €1,198.50 The purchase of this property is not subject to any real estate agency commission payable by the buyer.

Setting
- ✔ Village
- ✔ Close To Shops
- ✔ Urbanisation

Orientation
- ✔ North East Orientation

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Panoramic Views

Features
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Solarium
- ✔ Utility Room
- ✔ Double Glazing

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ Entry Phone

Parking
- ✔ Garage
- ✔ Covered Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone

Category
- ✔ Distressed
- ✔ Contemporary