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Sales - House - Coín

1.649.000€

www.mibgroup.es
+34 662 58 96 58
info@mibgroup.es

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Coín

House

IBI: 388 EUR / year

2 | **2** | **82 m2** | **48000 m2**

Exclusive 48,000 m2 Country Estate with Olive Grove and Contemporary Home in Coín Set in a privileged natural environment in Coín, Málaga, Finca El Aljibe is a truly distinctive country estate combining the character of the Andalusian countryside with a high-quality contemporary residence. The property occupies approximately 48,000 m2 (4.8 hectares) of rustic land, mainly planted with traditional olive trees, providing an exceptional sense of space, privacy and uninterrupted views across the surrounding landscape. The main residence offers an estimated 200–240 m2 of built area and features contemporary architecture, spacious interiors and carefully selected high-quality finishes. Large windows bring abundant natural light into the property while creating a seamless connection between the interior spaces and the surrounding countryside. The outdoor areas have been designed to make the most of the Málaga climate. The property features a private designer swimming pool, sunbathing and relaxation areas, surrounded by mature, beautifully maintained gardens. One of the estate's greatest assets is its exceptional privacy, while still offering convenient access via a fully paved road leading directly to the entrance of the property. An outstanding option for buyers looking for a private country residence, a second home close to the Costa del Sol or a Mediterranean estate offering extensive land and its own traditional olive grove. Key features: - Approximately 48,000 m2 of land - Traditional olive grove - Approximately 200–240 m2 built area - Contemporary architecture and high-quality finishes - Large windows and bright interiors - Premium kitchen - Private designer swimming pool - Sunbathing and relaxation areas - Mature landscaped gardens - Open countryside views - Exceptional privacy - Fully paved access to the property - Located in Coín, Málaga Finca El Aljibe is more than a country home: it is a private Mediterranean retreat where architecture, nature and space come together. Estimated costs payable by the buyer: The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Assigned Taxes), the maximum standard rate of which is 7 per cent. The taxable base shall be the higher of the price stated in the deed and the cadastral reference value (Article 10 of the Consolidated Text of the Law on Property Transfer Tax and Judicial Fees). Reduced rates may apply depending on the buyer’s personal circumstances. The costs of the notarial deed and registration with the Land Registry are governed by the official fee schedule (Royal Decree 1426/1989) and (Royal Decree 1427/1989) respectively. An indicative estimate is between €500 and €2,000 for notarial fees and between €250 and €1,500 for Land Registry fees. Administrative agency (if engaged voluntarily, fees are at the agency’s discretion): Estimated cost between €300 and €500. Municipal capital gains tax (IIVTNU) is payable by the seller (Article 104 of the TRLRHL). Estimated total cost to the buyer: €1,813,900. This estimate is indicative and is provided in accordance with Article 20.1.c) of the TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Brokerage fees are payable by the seller. DGH

Condition	Pool	Climate Control	Features	Furniture	Kitchen
✔ Good Condition	✔ Private Pool	✔ Central Heating ✔ Fireplace	✔ Wood Flooring	✔ Fully Furnished	✔ Fully Fitted Kitchen