



WAREHOUSE BEDROOMS BATHROOMS IN COIN

 Coin

REF# R4688215 €280,000

BEDS

BATHS

BUILT

224 m²

Industrial open-plan warehouse located on the outskirts of Coín on the “Parque Empresarial Ciudad de Coín”, just off the A-355 offering great road access to Málaga and Marbella.

It is a very solid construction and has a total built surface of 224m², including a mezzanine space on the first floor and a large vehicle entrance.

It is a magnificent opportunity for any business as it is located in a privileged location. There is also the option to buy another identical warehouse located at the back for the same price.

The premises offers ample open street parking.

The Listing agent for itself and as agent for the vendor gives notice that:

1. These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract. 2. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should

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satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. 3. All statements in these particulars are made without responsibility on the part of Listing agent or the vendor. 4. No statement in these particulars is to be relied upon as a statement or representation of fact. 5. Neither Listing agent nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection. 8. No assumption should be made in respect of parts of the property not shown in photographs. 9. Any areas, measurements or distances are only approximate. 10. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11. Amounts quoted are exclusive of Tax if applicable.

Mediterranean Homes, on behalf of the vendor, provides this information for guidance purposes only and without any contractual obligation. Details may be subject to errors, changes, availability, or withdrawal without prior notice. Interested parties must independently verify all relevant information. Costs associated with the purchase: Second-hand residential properties — Transfer Tax (ITP) 7%; New residential properties — VAT 10% and Stamp Duty (AJD) 1.2%; Plots of land — Transfer Tax (ITP) 7% or VAT 21% and Stamp Duty (AJD) 1.2%. Notary and property registration fees ? 0.8%; Legal fees ? 1%. ?These ?estimates ?are ?non-binding and ?a reduced rate ?or tax ?benefit ?may ?apply. ?The real estate agency commission is ?included ?in the ?price. ?Additional ?information ?is ?available ?upon ?request.

