



## Finca - Rural Estate for sale in Coín, Coín

3,640,000 €

Reference: R4827352 Bedrooms: 6 Bathrooms: 5 Plot Size: 23,440m<sup>2</sup> Build Size: 191m<sup>2</sup> Terrace: 30m<sup>2</sup>







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## Valle del Guadalhorce, Coín

Prime Investment Opportunity: Spacious 6-Bedroom Cortijo on 25,000 sqm Plot in Coín

Location: Coín, Málaga

Bedrooms: 6

Bathrooms: 4

Plot Size: 25,000 sqm

Located in a prime spot in Coín, this stunning 6-bedroom, 4-bathroom cortijo offers a unique blend of rural charm and modern convenience. Set on an expansive 25,000 sqm plot near a commercial centre and established urbanisations, this property combines tranquil living with substantial investment potential.

### Key Features:

**Expansive 25,000 sqm Plot:** A large plot of land within Coín's boundaries, offering an exceptional opportunity for future development.

**Agricultural Income:** The land boasts around 2,000 chumbos (prickly pear) plants, generating income from the fruit, alongside olive trees and a cutting-edge hydroponics system for growing salad greens and garden vegetables year-round.

**Sustainable Energy:** While the property is connected to all urban utilities such as water and electricity, the 5 installed solar panels make the electric bill virtually zero each month, providing a cost-effective and environmentally friendly energy solution.

**Development Potential:** Investors and developers will be drawn to the potential to build additional properties on the land. Though planning permission has not yet been obtained, its location within the town's boundaries makes approval highly likely as Coín seeks to manage urban sprawl.

### Why Invest in Coín?

Coín is fast becoming one of Málaga's hidden gems, offering a perfect balance between traditional Andalusian charm and modern amenities. The town is conveniently located just a 30-minute drive from Málaga and the Costa del Sol, making it an attractive option for both full-time residents and vacationers.

**Thriving Local Economy:** Coín is home to a vibrant local economy with plenty of shopping centres, restaurants, schools, and health services, all within easy reach of this property.

**Rising Property Values:** The town's proximity to Málaga and Marbella, along with its beautiful natural surroundings, has led to rising property values, making it a wise investment for future development.

**Lifestyle and Recreation:** With easy access to both the Sierra de las Nieves National Park and the beaches of the Costa del Sol, Coín offers residents a wide range of outdoor activities, from hiking to water sports. The area is also rich in cultural heritage, with traditional Andalusian festivals and local markets happening year-round.

This property offers a unique blend of sustainable living, income-generating agriculture, and prime development potential in one of Andalucía's most promising areas.

Don't miss out on this extraordinary opportunity! Contact us today for more details or to schedule a viewing.



## Features:

### Features

Covered Terrace  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
WiFi  
Gym  
Guest Apartment  
Utility Room  
Bar  
Fiber Optic

### Views

Mountain  
Country  
Pool  
Courtyard  
Urban

### Pool

Private

### Garden

Private  
Landscaped

### Utilities

Electricity  
Telephone  
Gas  
Photovoltaic solar panels  
Solar water heating

### Orientation

East  
West

### Setting

Close To Shops  
Close To Town  
Town  
Suburban  
Country  
Mountain Pueblo

### Furniture

Fully Furnished

### Security

Gated Complex  
Alarm System  
Electric Blinds  
Entry Phone

### Category

Investment  
Luxury

### Climate Control

Air Conditioning  
Fireplace  
Central Heating

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Private  
Covered