

**Sales - Commercial - Coín**  
**750.000€**

**www.arbatstates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatstates.com**



**Ref.-ID: R5206009**

**Coín**

**Commercial**

**IBI: 1,700 EUR / year**



**700 m2**



**700 m2**

Great Investment Opportunity in the Heart of Coín! Entire building for sale to renovate, located in one of the best areas in the center of Coín — ideal for developing either a residential or a commercial project. With 700 m<sup>2</sup> built, this property offers great potential thanks to its excellent location and spacious layout. It is distributed over a ground floor plus three upper levels, and includes: • Freight elevator shaft (can be converted into a lift) • Interior patio • Storage area • Small terrace on the top floor Although the building requires renovation, it offers numerous possibilities and is perfect to adapt for any type of business: offices, tourist apartments, medical center, shop with storage, coworking space, residence, and more. Located in an area with high pedestrian and vehicle traffic, surrounded by shops and services, and with easy access. A secure and promising investment in a growing city.

**Setting**

- ✓ Town
- ✓ Village
- ✓ Close To Shops
- ✓ Close To Schools

**Orientation**

- ✓ South
- ✓ South West

**Condition**

- ✓ Renovation Required

**Views**

- ✓ Street

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water