



## Residential Plot for sale in Coín, Coín

230,000 €

Reference: R4936015 Plot Size: 457m<sup>2</sup>







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## Valle del Guadalhorce, Coín

### Urban Plot for Sale in Los Montecillos, Coín – Exclusive Investment Opportunity

Located in the prestigious Los Montecillos urbanization in Coín, Málaga, this urban plot offers an exceptional opportunity for investors, developers, or those looking to build their dream home in a peaceful yet well-connected area.

#### Property Details:

📍 Location: Los Montecillos II, Coín, Málaga

📏 Plot Size:

457 m<sup>2</sup> (50% buildability)

🏗️ Buildable Area: 50% of the total plot size

📍 Zoning: Located in Sector SUP-20 of Coín's General Urban Plan

#### Why Invest in Los Montecillos?

**Prime Location** – In the heart of Málaga province, surrounded by stunning natural landscapes

**Excellent Climate** – Enjoy the warm Andalusian weather all year round

**Strategic Connectivity** – Just 45 minutes from Málaga Airport, 30 minutes from the Costa del Sol (Marbella, Fuengirola, Mijas), and 60 minutes from Ronda

**Exclusive Urbanization** – A peaceful, well-maintained residential area with excellent infrastructure

**Future Sports & Leisure Development** – A major sports and leisure complex is planned for the area, including a modern fitness center, green spaces, and recreational facilities, which will significantly increase property values in Los Montecillos.

This plot represents a unique opportunity to develop high-quality residential properties in one of Coín's most sought-after areas.



## Features:

### Features

Near Transport

### Setting

Urbanisation

Close To Shops

Close To Town

Close To Schools

Town

Country

Close To Forest

### Security

Safe

### Orientation

North

South

### Condition

Excellent

### Category

Bargain

### Views

Mountain

Country

Forest

### Pool

Room for Pool