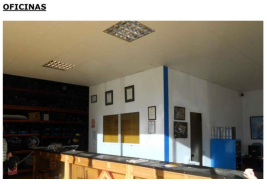
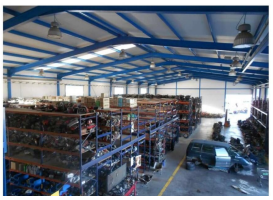
ALL IN real estates













Plot in Coín

Bedrooms	Bathrooms	Built	Plot
0	**1**	**1000m2**	**24870m2**

R5258383	**Plot**	**Coín**	**5.300.000€**

Unique Opportunity: Strategic Logistics Centre in Coín, Málaga Located in Partido La Carreta, this asset represents an exceptional strategic location for any logistics operation in Andalusia. Currently operating as an Authorised Vehicle Treatment Centre with a Municipal Operating Licence, the property offers infrastructure that is ready to operate or adapt to new industrial needs. _____ Key Property Figures • Plot Area: 24,870 m². • Current Built Area: 1,000 m². • Expansion Potential: Availability to build up to 3,730 m². • Condition: Operational and with all municipal permits in order. Unbeatable Location and Connectivity The centre enjoys a privileged central location in the province of Málaga, making it the ideal logistics hub for the Costa del Sol. • Direct Connection: Excellent access to the entire province via the A-355 motorway. • Proximity to Ports: Just 30 km (30 min) from the Port of Malaga and 111 km (1.5 hours) from the Port of Algeciras. • Regional Reach: o Malaga City: 30 km (30 min). o Marbella: 20-30 km. o Seville: 179 km (2 hours). o Madrid: 558 km (5.5 hours). Transport Infrastructure The area has a high volume of logistics traffic, with one section (SC-769) recording 7% heavy goods vehicles according to data from the Andalusian Regional Government. This ensures that the location is fully integrated into high-capacity trade routes. Terms of the Offer • Type: Available for both sale and rent. • Cadastral References: The area of operation includes plots 56, 57, 90 ?and ?254 ?of ?Polígono ?10. Invest in the ?logistical ?heart of Malaga. A licensed ?asset, large

?plot of ?land ?and direct connections to ?the ?main ?economic ?centres ?in ?southern ?Spain.