



listing



Στοιχεία μεσίτη

Όνομα:	Maklar Byran
Όνομα εταιρείας:	
Χώρα:	Spain
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	Buyer's Agent
Property Type:	Apartments, Houses, Other
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Languages:	English, German, Spanish, Swedish
Site:	https://maklar-byran.com

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 977,269.32

Τοποθεσία

Χώρα:	Spain
Διεύθυνση:	orihuela centro
Δημοσιεύθηκε:	03/11/2025
Περιγραφή:	

Strategic location in the Vega Baja del Segura

Just two kilometres from the centre of Orihuela, in the district of Raiguero de Bonanza, lies an estate that combines location, size and development potential rarely seen on the market.

Situated on the slopes of the Sierra de Orihuela, in an elevated, non-flooded area, this property enjoys panoramic views of the Segura Valley and the surrounding mountains. Its position, next to the urban core and with excellent road access, makes it an ideal opportunity for new residential developments or mixed-use real estate projects.

Land with buildable area and real development potential

With a total surface area of 12,441 m², the estate combines consolidated urban residential land and rural land adjoining urban services, offering excellent versatility for developers seeking medium-term returns and long-term growth.

The estate is divided into three main zones:

Consolidated urban residential area (3,488 m²)

With a total buildable area of approximately 1,694 m² + 1,744 m², this section allows for the construction



of around 30 terraced houses, distributed over two floors (plus basement and attic), or detached homes with a maximum land occupancy of 40%.

The urban regulations permit minimum plots of 80 m² for terraced homes and 200 m² for detached houses, with a height limit of two storeys (8 metres).

All services are available: sewerage, drinking water, electricity, street lighting, asphalted access and telephone connections.

Urban expansion area (7,451 m²)

Currently classified as rural land but included in the proposed urban expansion area of the new General Urban Development Plan (PGOU) of Orihuela.

The land borders the existing urban core and already benefits from access to utilities, offering strong potential for future reclassification and development as a second phase.

It also includes a private well, irrigation ponds and water rights for 10,000 m³/year, ensuring sustainable use for landscaping or green areas.

Built-up area with traditional house (369 m² plot, 431 m² built)

Within the estate stands a traditional house built in 1930, featuring spacious rooms, lookout balconies and original architectural details typical of the region. While it requires refurbishment, it can be preserved as an architectural feature or integrated into the project as a social club, sales office, or small museum or restaurant within the future residential complex.

Established surroundings and excellent connectivity

Raiguero de Bonanza is a lively and well-connected district with all essential services: supermarkets, schools, church, pharmacy, medical centre, banks and public transport.

The estate is only 20 km from Murcia, 30 km from the beaches of the Costa Blanca (Torrevieja, Guardamar, Orihuela Costa), and 60 km from Alicante International Airport.

It is also just 20 minutes from the prestigious Villamartín Golf Club, one of the most renowned golf courses in the region.

Applicable urban planning parameters

According to the Municipal Urban Development Plan (PGMOU/90):

Classification: Urban land.

Zoning: Residential, with compatible tertiary and public uses.

Building types: Closed block, detached or terraced housing.

Maximum height: 2 storeys (8 m).



Occupancy: 100% for terraced houses, 40% for detached homes.

Minimum setbacks (detached): 3 m.

Minimum frontage: 5 m (terraced) / 11 m (detached).

These parameters make it possible to develop a medium-density residential project, combining main residences, second homes, or investment units for long-term rental.

Opportunity for developers and investors

This property represents a real investment opportunity with an excellent balance of size, buildability and location.

Developers can begin with the consolidated urban plots for immediate development and liquidity, while planning a second phase on the expansion land, which will significantly increase in value once the new PGOU is approved.

A solid investment opportunity for:

Real estate developers and builders.

Turnkey residential projects.

Construction of terraced or detached homes.

Medium-term land investment.

Contact

If you are a developer or investor looking for a project with potential in Orihuela, this opportunity deserves your attention.

Request technical details, urban plans and feasibility studies through Vivee Real Estate

. Our team will provide all the data you need to evaluate the project's profitability and development potential.

Κοινά

Μέγεθος αυλής:

12441 τ.μ

Lease terms



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Date Available:

Contact information

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