



## Finca for sale with sea views and building licence in Agua Amarga, Cabo de Gata



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 185,000

### Τοποθεσία

Χώρα:	Spain
Δημοσιεύθηκε:	10/05/2026
Περιγραφή:	

**Anyone who has ever visited the Parque Natural Cabo de Gata-Níjar will think of protected landscapes, tranquillity and unspoilt beaches. This finca of 38,848 m<sup>2</sup> is located in Las Cordilleras, a mountainous area between the picturesque coastal village of Agua Amarga and the bay of Cala del Plomo. What makes this property unique within this protected natural area is that it comes with a licence for the reconstruction of the existing ruin. This licence allows the rebuilding of a house of approximately 70 m<sup>2</sup>, plus terraces, in one of the most authentic landscapes in the southeast of Spain. A rare opportunity to realise a distinctive project surrounded by nature.**

*(more photos and video coming soon)*

The finca is accessed via a public road that continues as a well-maintained dirt track. The final section is shared with one neighbouring property; beyond that point, the access is exclusive to this finca. Upon reaching the ruin, you are met with 180-degree open views over the landscape, with the sea forming the natural horizon. The view includes Mesa Roldán and the opening between the hills towards Cala del Plomo. In the opposite direction, the view extends across the surrounding mountains and natural park. A setting where volcanic coastline, Mediterranean light and a sense of space come together in a way that is increasingly rare.

The plateau with its characterful ruins and traditional elements reflects the agricultural past of the property. Here you will find the basis for the reconstruction project, remains of an aljibe (water reservoir) in a ruined state of approximately 40 m<sup>2</sup>, a water well (current condition unknown), and an era (circular threshing floor) of 289 m<sup>2</sup> with ethnographic value.

In the immediate surroundings, there are already renovated properties with access to water and electricity,



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providing a realistic reference for further development.

## Clear planning situation – ready to start

The municipal licence allows reconstruction on the existing structure, with a possible extension of 10% to 20% when used as a residence. The licence is transferable.

The applicable regulations fall under the Parque Natural Cabo de Gata-Níjar and the municipality of Níjar, ensuring a clear legal framework.

The access track from the neighbouring house to the ruins still needs to be improved. Once the licence has been transferred, construction can begin immediately.

## The surroundings

The finca is located near the charming fishing village of Agua Amarga. In summer, it becomes a lively seaside destination with boutique shops and good restaurants, while in winter it remains very peaceful, with activity mainly at weekends.

At just 14 km distance lies the coastal town of Carboneras, reachable in around 15 minutes, offering supermarkets, restaurants, banks and all necessary amenities.

Agua Amarga is surrounded by small, characterful coves (calas) and sandy beaches, some more accessible than others. The natural park stretches along a coastline of no less than 65 km.

More information about the park, its villages and activities can be found here: [https:// ... /en/index.html](https://.../en/index.html)

**This property offers the opportunity to create something truly special in one of the most unspoilt areas of the Mediterranean. Ideal for those seeking authenticity, unique views and a direct connection with nature.**

*Important: The published price includes agency fees, but excludes transfer tax (ITP), notary fees, registration costs and any legal or administrative expenses. Full documentation of the property is available at our office, in accordance with Decree 218/2005 of 11 October.*

## Κοινά

Τελειωμένα τετραγωνικά πόδια:	70 τ.μ
Μέγεθος αυλής:	38848 τ.μ

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/XIDB-T231/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/XIDB-T231/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information



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