



## listing



### Στοιχεία μεσίτη

Όνομα:	Casas Ambiente
Όνομα εταιρείας:	
Χώρα:	Spain
Experience since:	1995
Τύπος υπηρεσίας:	Selling a Property
Specialties:	Buyer's Agent
Property Type:	Apartments, Houses, Other
Τηλέφωνο:	+34 (966) 498-595
Languages:	Dutch, English, French, Spanish
Site:	<a href="https://casas-ambiente.com">https://casas-ambiente.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 266,081.97

### Τοποθεσία

Χώρα:	Spain
Διεύθυνση:	Pedreguer
Δημοσιεύθηκε:	11/06/2026

#### Περιγραφή:

Located in the prestigious La Sella residential area of Pedreguer, this 1,319 m<sup>2</sup> plot offers the perfect setting to build a stunning villa with spectacular panoramic views stretching all the way to Cullera and the Mediterranean Sea.

Set on Carrer del Baix Segura, in a quiet, established neighborhood surrounded by nature and elegant villas, the plot is fully urbanized and ready to build.

According to local planning regulations:

Maximum buildability: 329.75 m<sup>2</sup> (0.25 m<sup>2</sup>/m<sup>2</sup>s)

Maximum occupation: 395.70 m<sup>2</sup> (30%)

Maximum height: 2 floors (7 m from the platform, up to 9 m total)

Minimum setbacks: 5 m from plot boundaries and street



The urban design regulations ensure a harmonious Mediterranean aesthetic, requiring white facades, natural stone details, and traditional clay roof tiles, maintaining the timeless charm of La Sella.

This is an exceptional opportunity to create a luxury villa with expansive terraces, an infinity pool, and uninterrupted views of the sea, Montgó mountain, and the valley below in one of the Costa Blanca's most tranquil and exclusive settings.

#ref:ENJ-PL-00088-D

## Κοινά

Τελειωμένα τετραγωνικά 329 τ.μ

πόδια:

Μέγεθος αυλής: 1319 τ.μ

## Lease terms

Date Available:

## Contact information

IMLIX ID: G-36502-CA

