



## Excellent Plot of land for sale in Pola de Somiedo Asturias Spain



### Information de l'agent

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Property Type:	Apartments
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 11,734,880.92

#### Location

Pays:	Espagne
État/Région/Province:	Asturies
Adresse:	Emilio García 2
Indicatif régional:	33840
Soumis:	13/05/2025

#### Description:

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Esales Property ID: es5554608

Emilio García 2:  
Pola de Somiedo  
Asturias  
33840  
Spain

Magnificent Asturias: A Sanctuary for Mountain Lovers in a Natural Park and Biosphere Reserve

Nestled within the verdant embrace of a designated Natural Park and Biosphere Reserve in the captivating region of Asturias, Spain, lies an extraordinary expanse of land awaiting its visionary. This remarkable property, encompassing a generous 45,000 square meters, presents a unique and compelling



opportunity to create a personal haven or an exceptional development within a landscape of unparalleled natural beauty. Significantly, a substantial portion of this land, totaling 30,000 square meters, holds the coveted potential for construction, offering a blank canvas upon which to realize architectural aspirations while harmonizing with the pristine surroundings.

The allure of this Asturian gem extends far beyond its considerable size and building potential. It is the breathtaking panorama that truly sets this land apart. Imagine waking each day to an unobstructed vista of rolling hills, perhaps snow-dusted peaks in the distance, and the ever-changing tapestry of the natural park stretching before you. This is not merely a view; it is an immersive experience, a constant connection to the raw beauty and tranquility of the Asturian landscape. The air is crisp and clean, carrying the subtle scents of wildflowers and the distant murmur of mountain streams, creating an atmosphere of profound peace and rejuvenation.

For those whose hearts resonate with the call of the mountains, this location is nothing short of idyllic. Situated a mere 30-minute drive from the crystalline waters of the Lagos de Salencia (Salencia Lakes) and an even closer 15-minute journey to the serene beauty of the Lagos del Valle (Valley Lakes), residents and visitors alike will find themselves at the gateway to a world of natural wonders. These glacial lakes, often reflecting the azure sky and the surrounding peaks with mirror-like clarity, offer opportunities for leisurely walks along their shores, invigorating hikes through the surrounding trails, and moments of quiet contemplation amidst stunning scenery.

The designation of the area as a Natural Park and Biosphere Reserve underscores the exceptional ecological value and biodiversity of this region. This protected status ensures the preservation of the natural environment, safeguarding its unique flora and fauna for generations to come. Living within or developing on this land means becoming a custodian of this precious ecosystem, an opportunity to coexist harmoniously with nature and contribute to its ongoing conservation. The regulations governing construction within such areas are typically designed to ensure sustainability and minimize environmental impact, fostering a development approach that respects and integrates with the natural landscape.

The potential for development within the 30,000 square meter buildable area is significant and offers a range of possibilities. One could envision the creation of a stunning private residence, a sanctuary of bespoke design that seamlessly blends with its natural surroundings, offering panoramic views from every window and an unparalleled sense of privacy and seclusion. Imagine a home built with natural materials, incorporating sustainable technologies, and designed to maximize natural light and ventilation, creating a harmonious living space that complements the beauty outside.

Alternatively, the land could lend itself to the development of a small, exclusive eco-tourism venture. Consider the possibility of creating a boutique retreat for mountain lovers and nature enthusiasts, offering comfortable and stylish accommodations with a focus on sustainability and immersion in the natural environment. Such a development could include carefully designed cabins or villas, perhaps a central lodge with communal spaces, and amenities that cater to outdoor activities, such as guided hiking tours, nature walks, and workshops on local flora and fauna. The unique location, with its proximity to the stunning lakes and numerous trekking routes, would undoubtedly attract discerning travelers seeking an authentic and enriching experience.



The appeal of this Asturian land is particularly strong for those who are passionate about mountain activities and trekking. The region is a veritable paradise for outdoor enthusiasts, offering a vast network of well-maintained trails that wind through breathtaking landscapes, from gentle valley walks to challenging ascents of rugged peaks. Imagine stepping out of your door and having immediate access to these incredible routes, the opportunity to explore hidden waterfalls, ancient forests, and panoramic viewpoints at your leisure.

The Saliencia Lakes, a cluster of high-altitude glacial lakes, are a particularly captivating destination. The drive to these lakes is an experience in itself, winding through scenic mountain roads that offer glimpses of the dramatic landscape. Once there, visitors can hike around the shores of Lago de la Cueva, Lago de la Mina, Lago Inferior, and Lago Superior, each with its own unique charm and character. The surrounding peaks provide challenging climbs for experienced mountaineers and rewarding views for those who reach the summits.

Similarly, the Lagos del Valle, located just a short drive away, offer another distinct and equally beautiful landscape. Lago del Valle is the largest lake in Asturias and is renowned for its stunning turquoise waters and the dramatic cliffs that surround it. The area offers a variety of hiking trails, ranging from easy strolls along the lake shore to more strenuous hikes into the surrounding mountains. The tranquility of these lakes, nestled high in the mountains, provides a welcome escape from the hustle and bustle of everyday life.

Beyond the immediate proximity to these iconic lakes, the wider Natural Park and Biosphere Reserve of Asturias is a treasure trove of natural wonders waiting to be discovered. The region is characterized by its dramatic limestone peaks, deep gorges, lush forests, and crystal-clear rivers. It is home to a rich diversity of flora and fauna, including iconic species such as the Cantabrian brown bear, the Iberian wolf, and the capercaillie. Exploring the park reveals hidden valleys, cascading waterfalls, and ancient woodlands, each offering a unique and unforgettable experience.

The cultural heritage of Asturias also adds to the appeal of this location. The region boasts a rich history, with charming traditional villages, ancient churches, and a distinct culinary tradition. The local cuisine, hearty and flavorful, often features locally sourced ingredients such as fabada asturiana (a rich bean stew), fresh seafood from the nearby coast, and a variety of artisanal cheeses. Exploring the local towns and villages offers a glimpse into the authentic Asturian way of life and the warm hospitality of its people.

The accessibility of the land is another significant advantage. Being just a 30-minute drive to the Saliencia Lakes and 15 minutes to the Valley Lakes places it within easy reach of these key natural attractions. While offering a sense of peaceful seclusion, the property is also likely to be within a reasonable distance of local amenities, such as shops, restaurants, and access roads, ensuring a comfortable and convenient lifestyle. Further investigation into the specific location would reveal the proximity to larger towns and cities, providing access to a wider range of services and transportation links.

Investing in this land in Asturias is not just acquiring a piece of property; it is investing in a lifestyle, a connection to nature, and the potential to create something truly special in a unique and protected



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environment. Whether the vision is a private sanctuary, a sustainable tourism venture, or simply a long-term investment in a region of exceptional beauty, this 45,000 square meter plot with its significant building potential offers a rare and compelling opportunity. The combination of its stunning location within a Natural Park and Biosphere Reserve, its panoramic views, and its proximity to the breathtaking Saliencia and Valley Lakes makes it a truly magnificent prospect for those who appreciate the beauty and tranquility of the mountains and seek a life lived in harmony with nature. The potential to build on a substantial portion of the land further enhances its value, allowing for the creation of a bespoke space that perfectly complements its extraordinary setting. This is more than just land; it is an invitation to embrace the natural paradise of Asturias.

Call the owner here – 0034669559661 Adriana Mendez

## About the Area

Pola de Somiedo, nestled in the heart of the Somiedo Natural Park in Asturias, Spain, serves as the capital of the Somiedo municipality and offers a captivating glimpse into traditional Asturian mountain life. Situated at an elevation of approximately 700 meters, this charming village is surrounded by dramatic peaks, verdant valleys, and the pristine beauty of a UNESCO Biosphere Reserve. Characterized by its traditional stone houses and the iconic 'teitos' – huts with broom-thatched roofs – Pola de Somiedo exudes a rustic charm and a deep connection to its natural environment. The village acts as a gateway to the vast network of hiking trails within the natural park, attracting nature lovers and outdoor enthusiasts eager to explore the glacial lakes, high-altitude brañas (mountain pastures), and diverse flora and fauna, including the Cantabrian brown bear.

The cultural heritage of Pola de Somiedo is closely intertwined with its natural surroundings. The Ecomuseum of Somiedo, located nearby, offers insights into the traditional way of life, the architecture of the teitos, and the rich biodiversity of the region. The local gastronomy is hearty and reflects the mountain environment, with dishes featuring local meats, cheeses, and game. The annual festivals and traditions further highlight the unique cultural identity of this mountain community. Despite its relatively small size, Pola de Somiedo provides essential services and accommodations for visitors, including a visitor center for the natural park, restaurants serving local cuisine, and various lodging options, making it a convenient base for exploring the wonders of Somiedo.

For travelers arriving by air, the nearest major airport to Pola de Somiedo is Asturias Airport (OVD), located near the city of Oviedo, approximately 55-60 kilometers northeast of the village. The journey from the airport to Pola de Somiedo typically takes around 1.5 to 2 hours by car, offering scenic views of the Asturian countryside along the way. Car rental services are readily available at the airport, providing visitors with the flexibility to explore the region at their own pace. Alternatively, it is possible to take a bus from Oviedo to Pola de Somiedo, although this option may involve a longer travel time.

While Asturias Airport is the closest international gateway, other airports in the surrounding regions could also be considered, although they are located at a greater distance. These include Santiago de Compostela Airport (SCQ) and A Coruña Airport (LCG) to the west, and Santander Airport (SDR) to the east. However, Asturias Airport remains the most convenient and frequently used option for those traveling to Pola de Somiedo and the Somiedo Natural Park, providing the most direct access to this



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stunning corner of northern Spain.

## Main Features

- \* 45000 m2 of land ( 30000 m2 ) for development
- \* Excellent location close to many amenities
- \* Stunning views.
- \* Huge Potential in the rental market if developed on.

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## Commun

Pied carré fini: 45000 m<sup>2</sup>  
Dimesions du lot: 45000 m<sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.913.015

