listing



Information de l'agent

Nom:	Spain Property Shop
Nom de compagnie:	
Pays:	Espagne
Experience since:	1989
Type de service:	Selling a Property
Specialties:	Buyer's Agent, Listing Agent, Consulting
Property Type:	Apartments, Houses, Commercial Property, Land lot, Other
Téléphone:	+34 (965) 322-270
Languages:	English, French, Italian, Romanian, Spanish
Site web:	https://spainpropertyshop.es

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 368,948.86

Location

Pays:	Espagne
Soumis:	28/10/2026

Description:

CENTRAL CORNER PLOT AT PARQUE ALFONSO XIII. POSSIBILITY TO BUILD 5 FLOORS (GROUND + 4) WITH SEA VIEWS FROM THE TOP FLOORS. TOTAL APPROX. 785 m^2 WITH 11 APARTMENTS, COMMON AREAS, INDOOR POOL etc. Small corner plot (approx. 120 m^2) with a unique location in the centre of Guardamar del Segura with only 300 m to Parque de la Reina Sofía and 850 m walk to the beach. Everything is within 10 min walking distance - lots of restaurants and cafes, supermarkets, a 24-hour health centre, and the bus terminal with connections to Alicante, Torrevieja, Cartagena, etc. On the plot there is currently an older villa that will of course be demolished. An architectural firm has conducted a preliminary study of the project and produced proposals and floor plans for a new construction of a 5-story (ground floor + 4) building with a total of 11 smaller apartments as well as storage rooms, an indoor pool, and common areas. A certified architect has also communicated the project with the city of Guardamar del Segura and verified that it is in line with the current urban plan. The proposal in the preliminary study is based on a market survey that shows that smaller apartments, which are primarily used as holiday apartments and/or for rental, generally have a significantly larger target group than larger and more expensive apartments. In Guardamar del Segura, which is a popular holiday town, the existing supply of smaller modern apartments in the centre is

limited. The apartments in the project are therefore expected to command a high selling price per square metre and to be relatively easy to find buyers for. But of course, the proposed development of 11 smaller apartments is just a proposal. The important thing is the possibility of building 17 m high with sea views from the top floors. This is a unique opportunity for investors and property developers to acquire a project that is ready to start immediately. KEY FEATURES: –Central corner plot of 120 m^2 in Guardamar del Segura just 850 m walk from the beach. –After demolishing the existing house, possibility of building 17 m high (ground floor + 4 floors). –Right next to Parque Alfonso XIII and sea views from the top floors. –Pre-study and floor plans for a building with 11 smaller apartments, storage, indoor pool, and common areas completed. –Project verified with the city of Guardamar del Segura and in line with the current city plan. –Estimated construction cost for the current proposal (incl. fees and charges, but excl. VAT): €1,219,400. –Estimated sales value of the apartments (excl. sales costs): €3,014,000. The above estimated costs and revenues are only indicative and are based on current market conditions and new construction prices in the area. However, it is up to each interested buyer to make their own assessments and calculations. Guardamar de Segura is a coastal town approximately 35 km south of Alicante, and as a separate municipality with approximately 20,000 inhabitants, it also has all the necessary municipal services. The city origins back at least to year 700 BC, and in the late 13th century, Alfonso X founded the Christian town of Guardamar near the current castle. Today, it is one of the most popular small towns on the coast, known for its large sand dunes (Dunas de Guardamar), and its wonderful sandy beaches, stretching from the outlet of the river Segura all the way to Torrevieja, more than 10 km south. And with only 35 km to Alicante (33 km to the airport) and 10 km to Torrevieja, the two nearest major cities, there is of course also close access to large shopping centres, entertainment, sports facilities, several hospitals and everything you need. Don’t miss out on this opportunity to develop a smaller property in the centre of Guardamar del Segura. A unique opportunity for investors and property developers. Contact us today for a viewing!

Commun

Dimesions du lot:	120 m^2

Lease terms

Date Available:	

Contact information

IMLIX ID:	AG19MLSC7716539