



## Excellent Plot of land With Planning Permission for sale in Velez-Rubio Lorca Murcia



### Ügynök információ

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Ország:	United Kingdom
Experience since:	2002
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments
Telefon:	
Languages:	English
Weboldal:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 288,710.79

### Elhelyezkedés

Ország:	Spain
Állam/Régió/Tartomány:	Murcia
Város:	Lorca
Cím:	C-22
Irányítószám:	30811
Feladta:	2025. 06. 04.
Leírás:	

Excellent Plot of land With Planning Permission for sale in Velez-Rubio Lorca Murcia Spain

Esales Property ID: es5554632

### Property Location

C-22, 30811 Lorca, Murcia, Spain

### Property Details

An Unparalleled Opportunity: Build Your Dream Home in Zarcilla de Ramos-Doña Inés, Lorca, Spain

Imagine waking up to the serene beauty of the Spanish mountains, with the promise of a custom-built home nestled amidst your own private almond grove. This exceptional 30,000 m2 (3-hectare) land plot in C-22, 11, Zarcilla de Ramos-Doña Inés, Lorca, offers a truly unique and rare opportunity to bring that



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vision to life. Priced at €249,000, this isn't just a piece of land; it's a meticulously prepared foundation for your ideal life in Southern Spain, combining natural beauty with incredible convenience and substantial investment potential.

## The Dream Project: Pre-Approved for a Stunning Villa and More

The true value of this property lies in the extensive groundwork already completed. The hard work of navigating Spanish bureaucracy and initial planning has been entirely handled for you. This land comes with a complete building project, boasting a valid construction license from Lorca council. This invaluable asset means you can bypass years of planning applications, permits, and administrative hurdles that typically accompany new builds in Spain.

The approved project is nothing short of spectacular: a single-storey, pitched-roof family dwelling designed for ultimate comfort and elegance. This substantial home will feature 4 bedrooms and 4 bathrooms, ensuring ample space and privacy for residents and guests alike. Complementing the main villa is a detached casita/garage, offering versatile space that could serve as guest accommodation, a studio, or secure parking. For outdoor living, the plans include an outdoor kitchen, perfect for al fresco dining and entertaining under the Spanish sun.

The centerpiece of the outdoor experience is a magnificent 10 x 5 meter double infinity-sided pool, designed to create a seamless visual connection with the breathtaking mountain vistas. This will be surrounded by extensive patio and garden areas, providing ample space for relaxation, sunbathing, and entertaining. The entire development will be nestled within a thriving landscape of 3 hectares of mature almond trees, offering both natural beauty and potential agricultural income.

## All the Hard Work Is Done: Ready for Your Personal Touch

The sellers have truly gone the extra mile to make this a straightforward project for the discerning buyer. All the complex initial stages of development have been meticulously prepared:

- \* Full Architectural Plans: Detailed blueprints for the main dwelling, casita/garage, and outdoor kitchen are complete and approved.
- \* Urbanisation of the Land: Crucial infrastructure elements, including plans for water, waste management, power connections, and an access road, have been designed and accounted for, ensuring a fully functional and modern living environment.
- \* Construction License: The most significant hurdle, a valid construction license from Lorca council, is already secured, allowing you to begin building without delay.
- \* CAD Drawings: Comprehensive Computer-Aided Design (CAD) drawings are available, providing precise technical details for the construction process.
- \* Builder's Detailed Specific Quote: A clear and detailed quote from a builder for the entire construction is ready for review, offering transparent cost projections for the build phase.
- \* All Legal Documents: Every necessary legal document related to the land and the project is available for buyers to inspect, ensuring full transparency and peace of mind.

This means you are presented with a truly unique 'ready-to-build' opportunity. The only remaining steps



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for the buyer are to choose your personal finishes – your ideal kitchen, the style of your bathrooms, and your preferred flooring. This allows you to personalize your dream home, ensuring every detail reflects your taste and vision, without the burden of starting from scratch on the planning and approval process.

## A Perfect Location: Nature, Charm, and Accessibility

The location of this land plot offers a remarkable balance between being surrounded by natural beauty and providing excellent accessibility to amenities and vibrant Spanish life. While you'll enjoy the tranquility of a countryside setting, you're only a 6-minute drive by road from the spectacular town of Vélez-Rubio. This charming town offers all essential amenities, including shops, supermarkets, restaurants, health services, and a delightful old-town Spanish charm, allowing you to immerse yourself in local culture and daily life.

Beyond Vélez-Rubio, the property's position in the Lorca municipality connects you to the broader Murcia region, known for its diverse landscapes, historical cities, and Mediterranean climate. This location provides a rare opportunity to live 'in nature' while remaining connected to a lively Spanish community.

## Investment Potential: Tourism and Long-Term Value

Beyond being an ideal personal residence, this property boasts amazing rental potential for tourism, making it a highly profitable financial investment. The combination of a large, custom-built villa with a private pool, nestled in a scenic natural setting, and its proximity to both charming inland towns and the coast, makes it incredibly attractive to holidaymakers. The demand for high-quality rental properties in regions like Murcia, which offer authentic Spanish experiences away from mass tourism, is consistently strong. You could establish a successful vacation rental business, generating substantial income when you're not personally using the property.

Furthermore, investing in property with pre-approved plans and a construction license in a beautiful and increasingly sought-after area like this offers strong long-term value. The hard work already invested in the project significantly de-risks the build process and adds inherent value to the land.

## Seamless Coastal Access and Global Connectivity

One of the most appealing aspects for many buyers is the property's proximity to the Mediterranean coast. You can enjoy this perfect opportunity to own a dream property in Southern Spain just 30 minutes from the sea. This means easy access to beautiful beaches for swimming, sunbathing, and coastal activities, allowing for perfect day trips to complement your serene mountain lifestyle.

For air travel, the Region of Murcia International Airport (RMU), also known as Corvera Airport, is the nearest major airport, located approximately 70 kilometers (about 44 miles) from Lorca. This airport offers convenient connections to various European cities. A slightly further but viable option is Alicante-Elche Miguel Hernández Airport (ALC), situated around 150 kilometers away, providing an even broader range of international flights. Both airports ensure that your slice of Spanish paradise is easily accessible from across Europe and beyond, making it convenient for personal use or for attracting international



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rental clients.

This land plot in Zarcilla de Ramos-Doña Inés offers a truly unique chance to create your perfect home in Southern Spain, with the significant advantage of having all the preliminary, time-consuming work already completed. It's a rare opportunity to custom-build a stunning property in a beautiful, strategic location, with both personal enjoyment and strong financial returns in mind.

Are you ready to seize this exceptional opportunity and watch your perfect home in nature come to life?

## About the Area

Vélez-Rubio is a captivating town situated in the province of Almería, within the autonomous community of Andalusia, Spain. Often described as having a strong 'old-town Spanish charm,' the municipality is nestled amidst picturesque mountain landscapes, olive groves, and fields, contributing to a serene natural beauty. Historically significant, the area has been inhabited for millennia, with evidence of human presence dating back 30,000 years. The current urban center largely developed from the 15th and 16th centuries, expanding around its key religious and civic buildings. Vélez-Rubio's architectural heritage is particularly notable for its abundant Baroque structures, with the magnificent 18th-century Church of La Encarnación, the largest church in the province, serving as a prime example of this opulent style.

Beyond its historical allure, Vélez-Rubio offers a peaceful yet well-connected lifestyle. The town provides all essential amenities, including shops, supermarkets, and restaurants, catering to the daily needs of its residents. It's a place where traditional Spanish customs are preserved, evident in its weekly market that has run since 1804, offering fresh local produce. For those seeking cultural immersion, the town's Holy Week celebrations are particularly renowned, featuring elaborate biblical passion parades. The Miguel Guirao Archaeological Museum, housed in the beautiful 18th-century Hospital Real, further enriches the town's cultural offering, showcasing artifacts from prehistoric to Moorish times.

Lorca, a historic city nestled in the southwestern part of the Murcia region of Spain, is often dubbed 'the city of a hundred shields' due to its rich heraldic heritage. This vibrant city offers a captivating blend of history, art, and natural beauty, making it a compelling destination for those seeking a deeper dive into Spanish culture. Its urban center, declared a Town of Historical and Artistic Interest, boasts an impressive array of Baroque architecture, earning it the moniker 'the Baroque city.'

Lorca is a treasure trove of historical and cultural attractions. Dominating the cityscape is the magnificent Fortaleza del Sol (Fortress of the Sun), a medieval castle offering panoramic views and a fascinating journey through centuries of Muslim, Christian, and Jewish cohabitation. Within its walls, you can explore towers, archaeological remains, and even a recovered synagogue, the only one in Spain not converted into a church. The heart of the old town, Plaza de España, is a stunning example of Murcian Baroque, home to the beautiful Town Hall and the former collegiate church of San Patricio. Beyond these iconic landmarks, visitors can delve into the city's unique traditions, especially during Holy Week, which is declared a Festival of International Tourist Interest for its spectacular biblical passion parades featuring stunning embroidery and horses. The city also offers various museums, including those dedicated to the intricate Holy Week embroideries.



The gastronomy of Lorca is a delicious reflection of its diverse landscape and historical influences, drawing from the fertile orchards of Murcia, the nearby coast, and ancient Arab, Jewish, and Andalusian culinary traditions. Typical dishes often feature legumes, vegetables, and locally sourced meats. Highlights include 'paella huertana' with turkey, the hearty 'migas con tropezones,' and 'olla gitana' (gypsy pot). Given its pork production, Lorca is also renowned for its high-quality sausages and cured meats. Don't miss trying 'fritá de matanza,' an exquisite stew. The city is also celebrated for its exquisite pastries and sweets, such as 'tortada lorquina,' and is increasingly recognized for its wines, particularly those from Coy and Avilés.

When planning a visit to Lorca, the Region of Murcia International Airport (RMU), also known as Corvera Airport, is the nearest major airport. It is located approximately 70 kilometers (about 44 miles) from Lorca, making for a relatively straightforward transfer by car, taxi, or public transport options involving a bus and train connection. Another viable option, though further afield, is Alicante-Elche Miguel Hernández Airport (ALC), situated around 150 kilometers from Lorca. Both airports offer good connections to various European cities, with numerous airlines operating flights. From either airport, travelers can easily reach Lorca via hire car, taxi, or public transport networks, ensuring convenient access to this captivating Spanish city.

## Main Features

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

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## Gyakori

Telekmélet: 30000 nm

## Lease terms

Date Available:

## Contact information

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