



## Excellent Plot of land for sale in Fabara Zaragoza Aragon



### Ügynök információ

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Experience since:	2002
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments
Telefon:	
Languages:	English
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### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 48,802.79

### Elhelyezkedés

Ország:	Spain
Állam/Régió/Tartomány:	Aragon
Város:	Fabara
Cím:	Rbla. Arbolitos
Irányítószám:	50793
Feladta:	2025. 06. 30.

Leírás:

Excellent Plot of land for sale in Fabara Zaragoza Aragon Spain

Esales Property ID: es5554667

Property Location

Fabara

Zaragoza Aragon

Spain

Property Details

Development Land for Sale in Zaragoza, Aragon: A Golden Opportunity



The region of Aragon, in northeastern Spain, offers a unique blend of rich history, stunning landscapes, and a vibrant economy. Within Aragon, the city of Zaragoza stands as a dynamic hub, attracting both residents and investors with its strategic location and growing property market. For those seeking development land, particularly plots with agricultural potential and existing structures, Zaragoza presents a compelling opportunity. This article explores the possibilities of acquiring such land, focusing on the appeal of an 8.5-acre (approximately 3.4 hectares) property featuring almond and olive groves, complemented by a 12m x 6m finca building.

## The Appeal of Zaragoza and Aragon

Zaragoza, the capital of Aragon, boasts a rich cultural heritage, evident in its Roman, Moorish, and Christian architectural influences. Its strategic location, equidistant from major Spanish cities like Madrid, Barcelona, Valencia, and Bilbao, has made it a vital crossroads for centuries. This has fostered a strong economy, particularly in logistics, with PLAZA, one of Southern Europe's largest logistics platforms, based here. The city also has thriving sectors in automotive, pharmaceuticals, and renewable energy.

Beyond the city, Aragon offers diverse landscapes, from the Pyrenees Mountains to fertile plains. This makes it attractive for both residential and agricultural development. The region's warm summers and mild winters create ideal conditions for cultivating a variety of crops, including almonds and olives, which are staples of the Spanish diet and valuable exports.

## The Allure of Agricultural Land with Existing Structures

Investing in development land with existing agricultural features, such as almond and olive groves, offers several advantages:

- \* **Immediate Income Potential:** Mature almond and olive groves can provide immediate income from the sale of their produce. This can help offset the initial investment and provide a steady revenue stream.
- \* **Established Infrastructure:** An existing finca building, even a modest one of 12m x 6m, provides a base for operations. It can be used for storage, as a workspace, or even as temporary accommodation while further development takes place.
- \* **Reduced Development Costs:** Starting with established groves and a building can significantly reduce the overall development costs compared to starting from scratch.
- \* **Scenic Beauty:** Almond and olive groves add to the aesthetic appeal of the land, making it attractive for potential residential development or agritourism ventures.

## An 8.5-Acre Paradise: Almonds, Olives, and a Finca

An 8.5-acre plot in Zaragoza, featuring almond and olive groves and a 12m x 6m finca, represents a prime development opportunity. Here's a breakdown of its potential:

- \* **Agricultural Potential:** The existing almond and olive groves offer immediate agricultural income. The land may also be suitable for cultivating other crops, depending on soil conditions and water availability.



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- \* Residential Development: The land could be developed into a rural retreat or a small residential complex, taking advantage of the scenic surroundings and peaceful environment.
  - \* Agritourism: The combination of agricultural land and a finca building lends itself perfectly to agritourism. The property could be transformed into a guesthouse or a venue for workshops and events, attracting visitors interested in experiencing rural Spanish life.
  - \* Sustainable Living: The property offers the opportunity to create a sustainable lifestyle, with the potential for generating your own food and energy.

## Navigating the Property Market in Zaragoza

The property market in Zaragoza is currently experiencing growth, making it an attractive time to invest. According to recent reports, housing prices in Zaragoza have risen significantly in recent years, indicating a strong demand for property in the region.

- \* Land Values: The average price of olive groves for sale in Spain was around €22,844 per hectare in 2022. While this figure provides a general benchmark, the actual value of the 8.5-acre plot will depend on factors such as the age and productivity of the groves, the condition of the finca building, and the overall location and accessibility of the land.
- \* Finding Properties: Online property portals specializing in Spanish real estate are a good place to start your search. Look for listings of 'fincas' (country houses) or 'terreno rustico' (rustic land) in the Zaragoza province.
- \* Due Diligence: It's crucial to conduct thorough due diligence before purchasing any land in Spain. This includes verifying the legal status of the property, checking for any outstanding debts or encumbrances, and ensuring that any planned development complies with local zoning regulations.

An 8.5-acre plot of development land in Zaragoza, Aragon, with existing almond and olive groves and a finca building, offers a unique blend of agricultural potential, development opportunities, and scenic beauty. With a growing property market and a strategic location, Zaragoza presents a compelling case for investors seeking a foothold in the Spanish real estate market. Whether you envision a thriving agricultural enterprise, a peaceful rural retreat, or a successful agritourism venture, this type of property offers a solid foundation for realizing your vision. Remember to conduct thorough research and seek professional advice to ensure a smooth and successful investment.

## About the Area

Zaragoza, the vibrant capital of the Aragon region in northeastern Spain, is a city steeped in a rich tapestry of history, art, and culture. Situated strategically in the Ebro Valley, equidistant from major Spanish cities like Madrid, Barcelona, Valencia, and Bilbao, Zaragoza has long served as a vital crossroads. Its more than two millennia of history are evident in its diverse architectural heritage, a fascinating blend of Roman, Moorish (Mudéjar), Gothic, Renaissance, and Baroque styles. This captivating mix reflects the various civilizations that have left their indelible mark on the city, from its founding as the Roman city of Caesaraugusta to its time under Islamic rule and its subsequent Christian reconquest.

The city's most iconic landmark is undoubtedly the magnificent Basilica of Nuestra Señora del Pilar, a



grand Baroque masterpiece perched on the banks of the Ebro River. This revered basilica is a major pilgrimage site and houses significant artworks, including frescoes by the renowned Aragonese painter Francisco de Goya. Just a stone's throw away lies La Seo Cathedral (Catedral del Salvador), a UNESCO World Heritage site and a prime example of Aragonese Mudéjar architecture, showcasing a stunning fusion of Christian and Islamic design elements. Another must-see is the Aljafería Palace, an exquisite 11th-century fortified Islamic palace that served as a royal residence and is considered one of the finest examples of Hispano-Muslim architecture in Spain. Beyond these monumental structures, Zaragoza also boasts remnants of its Roman past, including a theatre and forum, which can be explored in dedicated museums.

Zaragoza is also a city that thrives on its contemporary culture and dynamic economy. It is a significant logistics hub, home to PLAZA, one of the largest logistics platforms in Southern Europe, and benefits from its excellent rail and road connections. The city's economy is diversified, with strong sectors in services, automotive (housing a major Opel-PSA factory), pharmaceuticals, and renewable energy. Culturally, Zaragoza offers a lively atmosphere, particularly in its famous 'El Tubo' district, a labyrinth of narrow streets brimming with traditional tapas bars. The city also boasts a vibrant arts scene, excellent museums (including those dedicated to Goya), and hosts major events like the annual Fiestas del Pilar, which sees the city's population swell with visitors.

For travelers, Zaragoza is well-connected. The most convenient airport is Zaragoza Airport (ZAZ), located approximately 16 km (9.9 miles) west of the city center. It offers both domestic and international flights, including routes to various European cities. For a wider range of flight options, Barcelona-El Prat Airport (BCN) is approximately 230 km away, and Valencia Airport (VLC) is roughly 250 km away. Both Barcelona and Valencia offer direct train connections to Zaragoza, making it easily accessible from these major international hubs.

## Main Features

- \* 34399 m2 of land for development ( 8.5 acres )
- \* Excellent location close to many amenities
- \* Stunning views.
- \* Huge Potential in the rental market if developed on.

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