



## listing



### Ügynök információ

Név:	Casas Ambiente
Cégnév:	
Ország:	Spain
Experience since:	1995
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	Buyer's Agent
Property Type:	Apartments, Houses, Other
Telefon:	+34 (966) 498-595
Languages:	Dutch, English, French, Spanish
Weboldal:	<a href="https://casas-ambiente.com">https://casas-ambiente.com</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 266,081.97

### Elhelyezkedés

Ország:	Spain
Cím:	Pedreguer
Feladta:	2026. 06. 11.

#### Leírás:

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

## **Gyakori**

Kész négyzetméter: 329 nm  
Telekméret: 1319 nm

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: G-36502-CA

