



Excellent Plot of land for sale in Valdovino LA Coruna Spain



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Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 187,758.09

Posizione

Nazione:	Spain
Stato / Regione / Provincia:	Galicia
Città:	Valdovino
Cap:	15552
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Descrizione:

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Esales Property ID: es5554835

CP-2502, 15, 15552 Valdoviño, La Coruña, Spain

Premier Urban Development Land for Sale: Strategic 1,550 sqm Plot in Central Valdoviño, A Coruña

This is a turnkey investment opportunity for an 'Excellent Plot of Land' in the highly desirable coastal municipality of Valdoviño, A Coruña, Galicia, Spain. This 1,550 square meter parcel is not just a piece of real estate; it is a fully prepared and legally ready site for immediate residential construction, offering a rare combination of central urban convenience and planned natural privacy. For developers, architects, or private clients seeking to build a premium home or exclusive micro-development in Northern Spain's picturesque 'Green Coast,' this land removes the most significant regulatory and preliminary construction hurdles.



Key Advantage: Urban Classification and Construction Readiness

The standout feature of this property is its Suelo Urbano (Urban Land) classification. In Spain's stringent planning environment, this designation is critical as it confirms the land is already recognized for urban use and is integrated into the town's infrastructure network. This means construction permits can be acquired efficiently, bypassing the lengthy, complex, and often uncertain bureaucratic processes associated with rezoning rustic or developable land.

Further ensuring a smooth path to construction, the land has a Geotechnical Study already completed. This vital piece of documentation analyzes the soil and subsoil conditions, providing the necessary engineering data for foundation design. By having this study ready, the purchaser saves significant time and expenditure during the initial project phase, allowing for a faster transition from purchase to building commencement. The plot measures a substantial 1,550 square meters (sqm), offering ample space for a large, luxury home with extensive gardens, or a potential multi-unit project, while maintaining generous space between dwellings.

Enhanced Privacy and Planned Landscaping

The property has been thoughtfully prepared not only for construction logistics but also for long-term privacy and aesthetic appeal. The current owner has established robust, multi-layered boundary closures:

- * North Side: Features a sturdy fence closure with an entrance door, complemented by a beautiful natural vegetal enclosure of 18 laurel trees. These laurel trees, planted in 2020, already form a dense screen and, once fully grown, are explicitly intended to create an atmosphere of complete visual isolation from surrounding houses, ensuring maximum privacy.
- * East and West Sides: Are secured with durable brick closures, providing solid, low-maintenance, and permanent boundaries.
- * South Side: This boundary was intentionally left without closure to facilitate future construction logistics, allowing easy and unhindered access for large trucks, heavy machinery, and construction vehicles throughout the building process.

This forethought eliminates the expense and time typically required for boundary demarcation and privacy screening, adding immediate value to the site.

Central Urban Location and Lifestyle Convenience

The plot's central location within Valdoviño offers an unparalleled blend of peaceful coastal living with the convenience of immediate urban access. All essential daily amenities are within short walking distance, enhancing the quality of life for future residents:

- * Supermarket & Public School: Both are just a 5-minute walk away, simplifying daily routines for families.
- * Civic & Commercial Hub: The City Council and the town's main street with various shops—including a boulangerie (bakery), agrosshop, furniture store, electronics, and barber—are all reachable within



approximately 8 minutes on foot.

* **Coastal Access:** The magnificent Valdoviño Beach is easily accessible downhill in a 15-minute walk. The return journey, though slightly uphill, takes a modest 20 minutes, allowing for daily beach walks, year-round surfing, and effortless enjoyment of the Galician coast without needing a vehicle.

This accessibility makes the site attractive to a broad market, including permanent residents, remote workers, and those seeking a secure, convenient holiday home location.

Established Greenery and Long-Term Value

Beyond the existing laurel screen, the property benefits from a curated collection of trees, all mindfully planted in 2020 to contribute to the property's unique, lush identity and future isolation:

* **Ornamental and Shade Trees:** Includes a common pine, a common magnolia, a silver birch, and five American oaks. These selections will provide varied texture, seasonal interest, and significant shade as they mature.

* **Fruit Trees:** A lemon tree and a pear tree offer the immediate benefit of home-grown produce, aligning with Galicia's appreciation for local food and gardens.

The total of 27 carefully selected trees represents a forward-looking investment in the property's ambiance. This thoughtful landscaping not only enhances the immediate aesthetic but also acts as a natural noise buffer and privacy screen, significantly increasing the property's long-term desirability and value upon completion of the development.

Valdoviño and A Coruña: The Investment Context

Valdoviño, situated in the province of A Coruña, is a jewel on Spain's Rías Altas (Upper Estuaries) and is famous globally for Pantín Beach, the site of the annual Pantín Classic surf event. This international reputation provides a stable stream of visitors and potential high-end rental demand.

The town is also strategically linked to major centers: it is close to the historic naval city of Ferrol and provides excellent access to the provincial capital, A Coruña. The nearest airport is A Coruña Airport (LCG), located approximately 40 kilometers away, facilitating straightforward international access for developers and future homeowners alike.

This urban plot in Valdoviño is rare for its combination of guaranteed building permission (Suelo Urbano), pre-completed preparatory work (Geotechnical Study and closures), walkable central location, and established natural privacy. It is positioned for rapid development and exceptional returns in one of Spain's most stunning and sustainable coastal markets.

About the Area

Valdoviño is a charming coastal municipality located in the province of A Coruña, within the autonomous community of Galicia, in northwestern Spain. It's nestled in the comarca (county) of Ferrolterra and is celebrated for its lush, green landscape, characteristic of 'Green Spain,' where rolling hills meet a rugged



Atlantic coastline. The region enjoys a mild, humid oceanic climate, providing consistent temperatures and contributing to the area's verdant beauty. Unlike the highly urbanized Spanish south, Valdoviño maintains a peaceful, authentic Galician atmosphere, making it a popular destination for those seeking a tranquil retreat combined with easy access to nature and modern amenities.

The municipality is geographically defined by its dramatic granite coastline, which features several notable natural landmarks and beaches. The most famous is Praia da Frouxeira, an expansive, nearly 3-kilometer stretch of sand that connects the sea to the Lagoa da Frouxeira (Valdoviño Lagoon), a protected ecological area crucial for birdlife. Just a few kilometers north is Praia de Pantín, internationally renowned as a surfing paradise. Pantín hosts the annual Pantín Classic, a major international surfing championship, cementing Valdoviño's status as a top surf destination on the European circuit.

Valdoviño's strategic location along the Rías Altas (Upper Estuaries) offers excellent connectivity to the major urban centers of Northern Galicia. It's a short, pleasant drive from Ferrol, a historic naval city known for its shipbuilding industry. More importantly, it provides convenient access to the provincial capital, A Coruña, a vibrant port city famous for its glass-fronted galerías architecture, its Roman Tower of Hercules lighthouse, and a bustling cultural scene. This proximity allows residents and visitors to enjoy the relaxed, natural environment of Valdoviño while having all the commercial and cultural benefits of a major city nearby.

For air travel, Valdoviño is served by a choice of regional airports. The nearest airport is A Coruña Airport (LCG), located approximately 40 kilometers away. LCG provides domestic connections within Spain and several key European routes. A larger alternative is Santiago de Compostela Airport (SCQ), situated about 82 kilometers away. SCQ is Galicia's busiest airport and offers a more extensive selection of both domestic and international flights, providing excellent gateway options for those traveling to or from this beautiful corner of Spain.

Main Features

- * 1550 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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Finito piedi quadrati:	1550 mq
Dimensione del lotto:	1550 mq

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