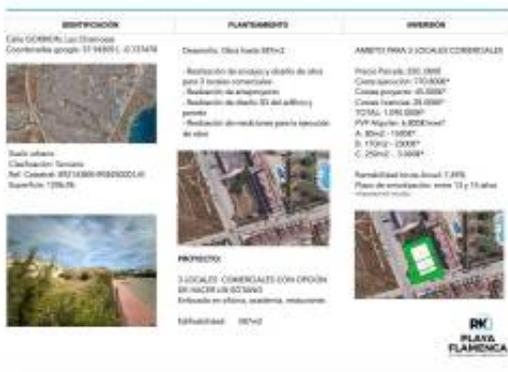


## listing



### Informazioni sull'Agente

Nome: ProCare Estates  
 Nome della ditta:  
 Nazione: Spain  
 Experience since:  
 Tipo di servizio: Selling a Property, Buying a Property  
 Specialties: Buyer's Agent, Listing Agent  
 Property Type: Apartments, Houses, Commercial Property, Land lot, Other  
 Telefono: +34 (865) 661-012  
 Languages: Dutch, English, French, German, Spanish  
 Sito web: <https://procareestates.com>

### Dettagli dell'inserzione

Proprietà per: Saldi  
 Prezzo: EUR 250,000

#### Posizione

Nazione: Spain  
 Indirizzo: Campoamor  
 Pubblicato: 04/03/2026  
 Descrizione:

ENGLISH (British English). Tertiary Plot in Las Chismosas – Commercial Project with 7.49% Annual Gross Yield. . We present a strategic investment opportunity in urban tertiary land located on Calle Gorrión, Las Chismosas (Orihuela Costa), a well-established residential area with a high density of both permanent and international residents, ideal for commercial development.. . The plot measures 1,206.96 sqm, with a buildable area of up to 587 sqm, intended for the development of three commercial units with the option of a basement level, suitable for office use, academy, restaurant or other uses compatible with tertiary zoning.. . Key Project Features. . Urban classification: Urban land – Tertiary. Buildability: 587 sqm. Planned development: 3 commercial units. . Unit A: 80 sqm. Unit B: 170 sqm. Unit C: 250 sqm. . Preliminary design, technical layout studies and 3D visualisation included in the feasibility analysis.. . Financial Study and Profitability. . Estimated total investment: €1,090,000\*. . Plot: €250,000. Construction cost: €770,800. Technical project: €45,000. Licences: €28,000. . Estimated rental income: €6,800/month. €81,600/year. . Estimated gross annual yield: 7.49%. Estimated payback period: between 13 and 14 years. . (\*Taxes not included). . Strategic Approach. . This project is conceived not merely as a development, but as the creation of a commercial investment asset designed to generate



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recurring cash flow, with medium- and long-term capital appreciation potential.. . Its location within a consolidated residential area, close to main access routes and services, supports the attraction of stable operators and medium- to long-term lease agreements, reducing volatility and strengthening the asset's structure.. . Investment Opportunity. . This is a structured investment, supported by prior urban planning, technical and financial analysis, aimed at investors seeking:. . Well-dimensioned commercial assets. Returns above traditional investment products. Recurring income generation. Asset consolidation on the Costa Blanca. . If you are considering developing a tertiary asset in Orihuela Costa or would like further information regarding financial scenarios, tax optimisation or operational strategy, we would be pleased to assist you throughout the entire process.. . Investing in commercial property is not simply about building square metres, but about designing an asset that generates value year after year.. . Price: €250,000. Taxes and purchase costs not included (in accordance with applicable regulations). Agency fees for the buyer are included in the asking price. A detailed breakdown of additional costs will be provided prior to reservation.

## **Comune**

Dimensione del lotto: 1206 mq

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: M-37049

