



## listing



### Agent Info

Naam:	Spain Property Shop
Bedrijfsnaam:	
Mislampen:	Spain
Experience since:	1989
Service Type:	Selling a Property
Specialties:	Buyer's Agent, Listing Agent, Consulting
Property Type:	Apartments, Houses, Commercial Property, Land lot, Other
Telefoon:	+34 (965) 322-270
Languages:	English, French, Italian, Romanian, Spanish
Website:	<a href="https://spainpropertyshop.es">https://spainpropertyshop.es</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 850,000

### Locatie

Aanbevolen Auto Onderdelen:	Spain
Geplaatst:	12-05-2026
Omschrijving:	

We present this excellent investment opportunity, particularly attractive for developers, thanks to the potential to build multiple residential units and resell them, as well as for alternative uses such as rural tourism, event venues, or leisure projects. Large 12,441 m<sup>2</sup> estate located in Orihuela, just 2 km from the town center. Set at the foot of the Sierra de Orihuela, the property enjoys an elevated, non-floodable position with open views across the Vega del Segura and surrounding mountains. The land is distributed as follows: 3,488 m<sup>2</sup> of residential urban land within the hamlet, suitable for development of up to two floors plus basement and mezzanine. Full plot occupation is permitted for semi-detached housing and 40% for detached homes. There is potential to develop around 30 semi-detached properties (approx. 6 m frontage by 18 m depth each). Alternative configurations possible as well. 1,133 m<sup>2</sup> allocated for road infrastructure. 7,451 m<sup>2</sup> of rustic land adjoining the urban area, with access to asphalted roads and main services including water, electricity, sewage, and telecommunications. This section is included in a proposed urban expansion plan under the new General Urban Plan of Orihuela. 369 m<sup>2</sup> of urban residential land, with a beautiful, colonial-style house built on it: 431 m<sup>2</sup> over 2 floors, featuring 7 bedrooms, two living rooms, two gazebos, kitchen, bathroom, patio, storage room, and a small private chapel. The property also benefits from its own well, two water deposits/pools, and irrigation rights of up to 10,000 m<sup>3</sup> per year. About the area: Surrounded by established residential properties, the estate is located in a well-serviced area with supermarkets, schools, medical facilities, and public transport nearby.



Orihuela is a historic town in the province of Alicante, known for its rich cultural heritage, traditional architecture, and scenic surroundings along the Segura River. It offers a mix of inland charm and coastal access, with both beaches and mountains just a short drive away. It is approximately 20 km from Murcia city, 30 km from the beaches of Orihuela Costa, Torrevieja, and Guardamar, and 35 km from Murcia airport and 60 km from Alicante International Airport. About us: We have a large portfolio of properties in the Costa Blanca and Costa Calida areas, specialising in country properties, villas, fincas, building plots and design and build options in the Alicante and Murcia regions with a particular emphasis on Yecla, Novelda, Elda, Monovar, Pinoso, Sax, Villena, Aspe, Fortuna, Jumilla, Abanilla, and many more surrounding areas. We have been established since 2004 and have decades of experience between the team which we bring to bear to help you find and secure your new dream home. We help you every step of the way to make sure your purchase in Spain is safe and hassle free. We are not here to sell you a property, we are here to help you realise your dream and find what is right for you. With us you are in the safest hands. Contact us now to have a no obligation chat about how you too can realise your dreams.

## Algemeen

Slaapkamers:	7
Badkamers:	1
Afgewerkte vierkante meter:	431 m <sup>2</sup>
Lot Afmeting:	12441 m <sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: AG19MLSC916367

