



Excellent Plot of land for sale in Ugento Lecce



Agent Info

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Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: USD 82,483.14

Location

Country: Italy
State/Region/Province: Apulia
City: Ugento
ZIP code: 73059
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Description:
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Via Arno
Ugento
Lecce
Italy

Prime Development Land: Exclusive Plot for Three Luxury Villas in Ugento, Salento

An extraordinary opportunity is now available to acquire an excellent plot of development land in the prestigious Ugento area, located in the heart of the beautiful Salento peninsula, within the province of Lecce. This substantial parcel offers immense potential for discerning investors and developers, featuring the clear possibility for building three distinct, high-end residential units. This rare offering presents a blank canvas to capitalize on the sustained, high-demand property market of Puglia's coveted Ionian Coast.

Ugento is steeped in rich history, tracing its heritage back to Messapian times, and is renowned for its cultural richness and stunning natural setting. The town's historical character is underscored by the



magnificent Castle of Ugento, a regional landmark. Crucially, this land is perfectly positioned to leverage the area's primary asset: the spectacular Ionian Coast. The nearby Marina di Ugento is internationally celebrated for its long, fine white sand beaches and shallow, crystal-clear turquoise waters. The natural beauty of this region is secured by the Parco Naturale Regionale Litorale di Ugento, a protected area that guarantees the enduring value and exclusivity of any property built here by preserving the pristine coastal ecosystem of dunes and Mediterranean scrub. The rich local culture of Salento, with its famed hospitality and exquisite gastronomy—featuring superb olive oil and excellent local wines like Negroamaro and Primitivo—further enhances the lifestyle appeal and rental desirability.

The true value of this plot lies in its exceptional development potential. The land is being offered requiring the acquisition of the necessary building permits, which presents a significant advantage. This process gives the new owner the complete freedom to design and construct three bespoke homes tailored precisely to modern luxury standards. Whether the vision is three independent villas for lucrative resale, a private family compound with dedicated guest houses, or a sophisticated rental complex, the ability to create three separate residential units drastically increases the projected return on investment. New construction in this highly protected and desirable coastal area is becoming increasingly rare, making this development plot a highly coveted asset that is difficult to replicate.

The demand for new, custom-built holiday homes and investment properties in the Salento region is consistently strong. High-end buyers and tourists are actively seeking modern, energy-efficient villas that harmonize with the traditional Puglian aesthetic while offering contemporary amenities such as private pools, covered verandas, and expansive outdoor living spaces. These features can be easily integrated into the plans for the three new homes. The strategic proximity to both the historic Ugento town center and the premier beaches of Torre San Giovanni and Fontanelle ensures high occupancy rates and robust capital appreciation. Furthermore, the property benefits from excellent national and international connectivity. The nearest major international airport, Brindisi-Salento Airport (BDS), is just a comfortable 1.5-hour drive away via the superstrada, ensuring easy access for international renters and buyers and confirming the location's status as a high-quality, easily accessible Mediterranean investment. This excellent plot of land in Ugento is not merely a parcel of earth; it is the foundation for a high-yield development project in a location that promises enduring beauty and unwavering market demand.

About the Area

Ugento is a historic and captivating town located in the heart of the Salento peninsula, the 'heel' of Italy's boot, within the province of Lecce. This area is renowned for its rich cultural tapestry, ancient history, and stunning natural beauty. Ugento itself boasts a fascinating heritage that stretches back to Messapian times, long before the Romans. The town is dominated by its well-preserved Castle of Ugento, which now hosts a highly regarded culinary school and luxury accommodation, making it a focal point for both history and modern high-end tourism. Beyond its historical center, Ugento is famous for its direct access to the spectacular Ionian Coast in the local area, making it a prime destination for visitors seeking sun, sand, and history in equal measure.

Coastal Splendor and Natural Parks

The municipality of Ugento stretches down to some of the most beautiful and pristine stretches of the



Salento coastline. This area, often referred to as the Marina di Ugento, is famous for its long, fine white sand beaches and shallow, crystal-clear turquoise waters, which rival those of the Caribbean. Key coastal hamlets nearby include Torre San Giovanni and Fontanelle, offering both free beaches and organized beach clubs (lidi). Crucially, the coast here is protected by the Parco Naturale Regionale Litorale di Ugento, a regional park dedicated to preserving the delicate coastal ecosystem of dunes, marshlands, and Mediterranean scrub, guaranteeing the area maintains its natural beauty and exclusivity.

Salento's Culture, Cuisine, and Atmosphere

The entire Salento region exudes a unique, vibrant atmosphere, and Ugento is perfectly situated to explore it. The culture here is deeply rooted in local traditions, including the infectious rhythm of the Pizzica folk dance, often performed at summer festivals. Gastronomy is a cornerstone of life, characterized by the simple, exquisite cucina povera (peasant cuisine) of Puglia, featuring abundant fresh vegetables, sun-ripened tomatoes, superb olive oil (the region is a massive producer), and excellent local wines, particularly those made from the Negroamaro and Primitivo grapes. The local spirit is one of warmth and hospitality, making Ugento a welcoming base from which to discover the baroque splendor of Lecce city and the picturesque coastal towns like Gallipoli and Santa Maria di Leuca.

Accessibility and Nearest Airport

Despite its sense of history and beautiful isolation, Ugento is well-connected for national and international visitors. The nearest major international airport serving the Salento peninsula is Brindisi-Salento Airport (BDS), also known as Papola Casale Airport. Brindisi Airport is located approximately 115 to 120 kilometers (about 70 miles) north of Ugento, making the transfer a comfortable drive of around 1.5 hours via the superstrada (expressway). While Bari Airport (BRI) is larger, Brindisi is significantly closer and offers extensive seasonal and year-round connections to major Italian and European cities, solidifying Ugento's appeal as a high-quality, yet easily accessible, Mediterranean destination.

Main Features

- * 800 m2 of land for development (10 Hectares)
- * Excellent location close to many amenities
- * Stunning views.
- * Huge Potential in the rental market if developed on.

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New: Yes

Common

Finished sq. ft.: 800 sq m
Lot Size: 800 sq m

Building details

Outdoor Amenities: Pool



Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/UAJM-T3173/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

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