



listing



Agent Info

Name: Spain Estate
 Company Name:
 Country: Spain
 Experience since:
 Service Type: Selling a Property
 Specialties: Buyer's Agent, Listing Agent
 Property Type: Apartments, Houses, Other
 Phone: +34 (671) 200-307
 Languages: Dutch, English, German, Spanish
 Website: <https://spainestate.com>

Listing details

Property for: Sale
 Price: USD 288,093.1

Location

Address: La Florida
 Posted: Mar 04, 2026

Description:

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 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.

Common

Lot Size: 1206 sq m

Lease terms

Date Available:

Contact information

Phone: (+34) 671 200 307 - (+34) 966 056 6
IMLIX ID: SEF-50604

